

David Ginther

From: Cruz Molina <cruz.adam.molina@gmail.com>
Sent: Thursday, July 23, 2026 3:27 PM
To: David Ginther
Subject: Project 26-3652 — Please revise the proposed remote-work language

You don't often get email from cruz.adam.molina@gmail.com. [Learn why this is important](#)

Dear Mr. Ginther and Members of the Olympia Planning Commission,

Please include this comment in the public record and share it with the Olympia Planning Commission before its August 17 hearing.

I support the City's goal of preventing residential properties from becoming unlicensed commercial offices or event venues. However, I do not support proposed subsection P's definition of remote work as currently written.

The provision says remote workers cannot have any customers, clients, coworkers, or other work-related people come to their residence. That draws the line in the wrong place. An occasional kitchen-table meeting, coworker carpool, or colleague stopping between appointments does not convert a home into a commercial business or materially affect a neighborhood.

The language also creates unnecessary uncertainty. Residents will not know when an ordinary professional interaction causes their work to stop qualifying as remote work, leaving classification to case-by-case administrative judgment and complaint-driven enforcement.

I respectfully ask the Commission to recommend three changes.

First, add a clear allowance for incidental professional visits. For example:

Occasional, incidental visits by coworkers, clients, or other work-related persons do not, by themselves, constitute a home-based business. Regular nonresident employees, recurring customer traffic, or activity producing impacts beyond customary residential use may be regulated as a home-based business.

Second, base enforcement on observable land-use impacts: the frequency and number of visitors, vehicles, dedicated office space, signage, deliveries, recurring events, noise, parking congestion, and whether the property remains principally residential. These factors distinguish ordinary remote work from a de facto office far better than the identity or profession of the people involved.

Third, before adopting a citywide restriction, the City should evaluate the approximately 18–20 South Capitol properties identified by commenters under existing law. The public should understand which properties lack licenses or primary-residence documentation, which contain dedicated commercial offices, which have generated documented impacts, and—most importantly—which harmful activities existing code cannot address.

If existing rules already cover most of the alleged violations, the priority should be consistent enforcement. If the evidence reveals a problem genuinely unique to South Capitol's proximity to the Capitol Campus, the City should consider a narrow, profession-neutral approach tailored to that location.

I am not asking the City to tolerate residences being converted into commercial offices or disruptive event houses. Those uses should be addressed. But the code must clearly distinguish them from ordinary modern remote work.

Thank you for considering these revisions before the proposal advances.

Sincerely,
Cruz Molina



July 17, 2026

Sent via email

City of Olympia Planning Commission
601 4th Ave E
Olympia, WA 98507-1967
cschaufel@ci.olympia.wa.us

RE: Comment on Proposed Home-Based Business Amendments

Dear Planning Commissioners,

This firm represents the South Capitol Neighborhood Alliance, LLC (the “Alliance”) in connection with the City of Olympia’s (the “City”) proposed amendments to Title 18 of the Olympia Municipal Code regarding home-based businesses. The proposed amendments – while facially applicable Citywide – are undeniably targeted towards specific professional property owners in the South Capitol neighborhood, and raise significant compliance, enforcement, and constitutional concerns. For the reasons set forth below, we encourage the City to reconsider its approach.

I. The Proposal Creates Significant Compliance Problems

As a threshold matter, the proposed code does not provide clear standards for residents attempting to determine whether their activities require a home-based business license, whether their activities qualify as exempt remote work, or whether a particular activity occurring at a residence violates the proposed standards.

The amendments require a home-based business to be conducted within the license holder’s “primary residence” or an accessory structure on the same property. Proposed OMC 18.04.060(L)(2)(a). City Code, however, does not define “primary residence,” nor do the proposed amendments. The absence of a definition creates uncertainty for residents and business operators. The proposal does not state whether primary residence means domicile, majority occupancy during the year, voter registration address, driver’s license address, tax address, mailing address, or something less formal.

Other laws use different residence concepts depending on context. For example, federal tax regulations treat “principal residence” as a facts and circumstances inquiry, including place of employment, family abode, tax returns, driver’s license, voter registration, mailing address, and related factors. 26 C.F.R. § 1.121-1(b)(1)–(2). Washington law defines “domicile” in the higher education residency context as a person’s true, fixed, and permanent home and place of habitation. WAC 250-18-015(2). Washington’s capital gains

excise tax rule similarly defines domicile as a permanent place of abode, coupled with the intent to make the abode one's home. WAC 458-20-301(2)(c). Other Washington laws define "primary residence" or "principal place of residence" through still different standards. WAC 308-56A-030(2)(a); RCW 84.36.381(1)(a); RCW 84.36.383(11). Without a definition, a resident with more than one residence may not know what evidence is sufficient to establish compliance, and City staff may not apply the standard consistently.

This ambiguity is particularly acute for residential properties owned directly by corporate entities or held in an LLC. Because the proposed Code conditions the legality of the home occupation on the license holder's "primary residence", it creates a compliance impossibility for corporate-owned assets. The text fails to clarify whether a designated corporate officer, a rotating staff member, a contractual tenant, or a member of an LLC can establish a "primary residence" on behalf of an entity-owned home, exposing these properties to arbitrary enforcement based entirely on the structure of their real estate holding. The City has no legal authority to prohibit real property from being owned by an LLC or other entity. In the same vein, the City has no legal authority to prohibit a person from owning and living in multiple residences in different locations, or to mandate the duration of residential use of a particular property.

The proposal also creates uncertainty by distinguishing newly defined remote work (exempt from regulation) from a home-based business based largely on activities occurring at the residence. The proposal states that remote work is not a home-based business and limits remote work to circumstances where the person has no customers, clients, or other work-related persons coming to the residence, no business signage, and no work-related deliveries beyond what is customary and usual for residential dwellings. Proposed OMC 18.04.060(L)(2)(p). Activities requiring a business license under OMC Title 5 are also excluded from remote work. Proposed OMC 18.04.060(L)(2)(p).

The proposed line between remote work and a home-based business invites inadvertent compliance issues. A person working from home may reasonably understand the activity to be remote work, but the same person may lose that status if a client happens to stop by the residence, if a consultant attends a meeting, if a colleague works from the residence, or if professional acquaintances or even friends attend a gathering at the home. See Proposed OMC 18.04.060(L)(2)(p). The proposal does not explain when a visitor is a "client," "customer," or "other work-related person," rather than a social guest, nor does it explain whether incidental work discussion during a social gathering changes the status of the activity. Proposed OMC 18.04.060(L)(2)(p).

The City's business licensing Code compounds this uncertainty. OMC 5.02.002(F). Olympia broadly defines "engaging in business" to include commencing, conducting, or continuing in business. OMC 5.02.002(F)(1). The Code also identifies several activities that constitute engaging in business, including using real property in the City, maintaining an office or place of business in the City, rendering professional services, meeting with customers or potential customers, and training or recruiting agents, representatives,

independent contractors, brokers, or others. OMC 5.02.002(F)(3)(a), (b), (k)–(m). State law also generally requires a DOR registration certificate for persons engaging in business or performing taxable acts, and requires a separate registration certificate for each place where business is transacted with the public. RCW 82.32.030(1)–(2); WAC 458-20-101(2).

As a result, residents may be required to determine not only whether they are engaged in remote work or a home-based business under OMC 18.04.060(L), but also whether their activity independently constitutes engaging in business under OMC Title 5 requiring licensure. Proposed OMC 18.04.060(L)(2)(p); OMC 5.02.002(F). The City should not adopt amendments that require residents to guess whether common residential activity becomes regulated business activity because of who attended, what was discussed, or whether the discussion had some relationship to professional, civic, or business activity.

II. The Proposal Creates Significant Enforcement Problems

Second, the proposal would be difficult, if not impossible, for the City to enforce in a fair, consistent, and administrable manner.

The proposal would require the City to determine whether a non-resident “participated” in the home-based business, whether the residence was used as a “place of meeting” for work that occurs off the premises, whether a visitor was a client, customer, or other work-related person, and whether the activity was remote work, a home-based business, or some other use. See Proposed OMC 18.04.060(L)(2)(c), (p). Those determinations will often depend on facts that are not visible from outside the home.

As a practical matter, enforcement would likely occur through complaints and after-the-fact investigation. To establish a violation, City staff would have to determine who attended a gathering, why they attended, what they discussed, whether a guest participated in business activity, whether the work occurred on or off premises, whether the resident billed for the time, whether the meeting related to a client matter, and whether the gathering was social, civic, political, professional, or commercial. Those inquiries are burdensome for the City, intrusive for residents, and prone to producing inconsistent results.

The proposal also creates enforcement outcomes that do not necessarily correspond to impacts on the residential character of a neighborhood. A quiet meeting with one consultant or professional contact may be prohibited if the person participates in workrelated to off-premises activity. See Proposed OMC 18.04.060(L)(2)(c). At the same time, a larger, purely social gathering may be allowed even if it creates greater parking, traffic, or noise impacts. See Proposed OMC 18.04.060(L)(2)(c), (j), (o). The difference apparently turns on the purpose of the gathering and the relationship between participants, not the actual effect on the neighborhood.

This disconnect creates a significant enforcement problem. If the City’s concern is residential character, the City should regulate residential impacts. If the City regulates

private participation and meeting purpose instead, City staff will be forced to make subjective judgments about private activity inside the home rather than objective judgments about outward impacts on surrounding properties.

The proposed affidavit process does not solve these problems. An affidavit may provide the City with an enforcement tool if a resident is legally required to obtain a license, applies for a license, and affirmatively represents that the use complies with the Code. Proposed OMC 18.04.060(L)(1); Home Based Occupation/Business Addendum. The affidavit, however, merely requires that the applicant affirm that they will comply with Title 18 OMC and that they “reside” at the home. Home Based Occupation/Business Addendum. The Code does not clearly explain what facts establish compliance or what “reside” means. For example, “reside” could mean that the person occupies the home at a given time, as opposed to where the person is domiciled or otherwise principally located. Furthermore, where the proposed amendments use “primary residence,” the affidavit does not—a distinction ripe for dispute.

Complaints or evidence of client meetings, paid professional activity, fundraising events, group work, collaboration with non-residents, or other activities may give the City a basis to investigate. See Proposed OMC 18.04.060(L)(1), (2)(c), (p). But social visits, civic gatherings, political activity, and ordinary work from home will remain difficult to evaluate where no outward impact or clear business record exists.

III. The Proposal Raises Constitutional Concerns

Third, the proposal raises constitutional concerns because its compliance and enforcement problems arise from legally impermissible restrictions tied to private meetings, participants, speech, and activity inside the home.

Political speech concerning public issues, candidates, and governmental action lies at the core of the First Amendment. *Wash. State Republican Party v. Wash. State Pub. Disclosure Comm’n*, 141 Wn.2d 245, 259–60, 4 P.3d 808 (2000). When a statute burdens political speech, the government bears the burden of justifying the restriction. *Id.* at 254. The First Amendment also protects the right to associate with others for expressive purposes, including speech, assembly, petitioning for redress of grievances, and political association. *Roberts v. U.S. Jaycees*, 468 U.S. 609, 618, 622 (1984); *City of Shoreline v. Club for Free Speech Rights*, 109 Wn. App. 696, 707, 36 P.3d 1058 (2001).

These concerns are especially significant where a resident’s work or civic activity involves political speech, legislative advocacy, fundraising, lobbying, or petitioning government. *Wash. State Republican Party*, 141 Wn.2d at 259–60; *Roberts*, 468 U.S. at 622; *City of Shoreline*, 109 Wn. App. at 707. In those contexts, a meeting at a residence may involve elected officials, staff, consultants, clients, coalition members, donors, neighbors, or personal friends. The same gathering may be social, political, professional, and civic. The proposal’s undefined restrictions on non-resident participation and work-related meetings

therefore create constitutional risk because they may turn on the purpose of the gathering, the relationship between the resident and the guest, and what is said or otherwise communicated. *Wash. State Republican Party*, 141 Wn.2d at 257–58.

The City may intend to regulate business activity rather than speech, but paid political work does not lose constitutional protection simply because the speaker has an economic motivation. *IMDb.com Inc. v. Becerra*, 962 F.3d 1111, 1122–23 (9th Cir. 2020). Commercial speech generally proposes a commercial transaction, and economic motivation alone does not transform protected speech into commercial speech. *Id.* at 1122–23. For lobbyists, consultants, and advocates, paid work may still consist of political speech, legislative advocacy, and petitioning activity. *Wash. State Republican Party*, 141 Wn.2d at 259–60; *IMDb.com*, 962 F.3d at 1122–23.

The proposal also burdens the right to assemble and petition where residents gather with others to discuss, draft, support, oppose, or advocate for governmental action. See *Roberts*, 468 U.S. at 618, 622; *City of Shoreline*, 109 Wn. App. at 707. The First Amendment protects the ability to associate and assemble with others for speech, petitioning, and political advocacy. *Roberts*, 468 U.S. at 618, 622; *City of Shoreline*, 109 Wn. App. at 707. A residential meeting involving elected officials, legislative staff, advocates, consultants, neighbors, or community members may be part of the process of petitioning government even if the meeting occurs in a private home and even if some participants have professional relationships with one another. See *Wash. State Republican Party*, 141 Wn.2d at 259–60; *Roberts*, 468 U.S. at 622. By prohibiting non-resident participation in a home-based business and barring use of a residence as a meeting place for work occurring off premises, the proposal risks burdening the preparatory meetings through which residents and their guests engage in political advocacy and petitioning activity. Proposed OMC 18.04.060(L)(2)(c).

The proposal also implicates privacy in the home. Wash. Const. art. I, § 7; Proposed OMC 18.04.060(L)(2)(c), (p). Article I, section 7 of the Washington Constitution provides that “[n]o person shall be disturbed in his private affairs, or his home invaded, without authority of law.” Enforcement of the proposed restrictions would require inquiry into who came to a residence, why they came, what they discussed, and whether the gathering was social, civic, political, professional, or commercial. Proposed OMC 18.04.060(L)(2)(c), (p). The City should avoid adopting regulations that invite inquiry into the purpose and participants of private residential meetings. Wash. Const. art. I, § 7; Proposed OMC 18.04.060(L)(2)(c), (p).

Finally, the proposal raises vagueness and overbreadth concerns. U.S. Const. amends. I, XIV; *Nunez ex rel. Nunez v. City of San Diego*, 114 F.3d 935, 940–41 (9th Cir. 1997). An ordinance must define prohibited conduct with sufficient definiteness that ordinary people can understand what conduct is prohibited, and it must provide standards that prevent arbitrary or discriminatory enforcement. *Nunez*, 114 F.3d at 940. Greater precision is required where an ordinance implicates constitutional rights. *Id.* at 940–41. The proposal’s undefined terms, including “participate,” “place of meeting,” “work that occurs

off the premises,” “clients,” “customers,” and “other work-related persons,” create uncertainty in circumstances involving political speech and association. U.S. Const. amend. I; *Nunez*, 114 F.3d at 940–41; Proposed OMC 18.04.060(L)(2)(c), (p).

These significant constitutional concerns are entirely avoidable. The City may regulate actual residential impacts without impermissibly and unlawfully inquiring into the identity of visitors or the purpose of private gatherings.

IV. The City Can Preserve Residential Character Through Less Restrictive and More Workable Alternatives

To the extent that the City’s objective is to preserve residential character in residential neighborhoods, the City can do so by applying narrower, clearer, and more administrable standards.

Seattle’s current home occupation code provides one useful example. Seattle permits home occupations as accessory uses to residential uses, provided the occupation remains clearly incidental to use of the dwelling as a dwelling. SMC 23.42.050(A). Seattle then regulates outward impacts by prohibiting outdoor storage in connection with a home occupation, regulating signs through the sign Code, limiting vehicle-related impacts, prohibiting drive-in businesses, and requiring home occupations to avoid negative spillover effects at or beyond the property line, including noise, odor, smoke, dust, light, glare, electrical interference, and similar impacts. SMC 23.42.050(D)(3), (E)–(I). That framework protects residential character without requiring the City to determine whether a guest in a home is social, civic, political, professional, or business related, or subject to business licensure requirements. SMC 23.42.050(D)–(I).

Olympia can take the same approach. If the City’s concern is maintaining residential character, then it should regulate residential impacts of true home-based businesses through a permit review process which considers parking, traffic, signage, outdoor storage, hours of customer visitation, deliveries, noise, odor, smoke, dust, glare, light, electrical interference, and other spillover effects and take enforcement action against businesses which operate in violation of these standards. The City does not need to restrict home-based businesses to an undefined “primary” residence, attempt to regulate what is now widespread remote work, restrict non-resident participation in otherwise private activity inside a home, or prohibit work-related meetings from occurring at home that do not create outward impacts inconsistent with residential use.

In short, we believe the more legally prudent course of action is for the City to rely on its existing impact-based regulations or revise those regulations to address only specific impacts of home-based businesses which the City believes remain insufficiently regulated and then address those through the land use permit and enforcement process. Regardless of the City’s final approach, professionals living and working in the South Capitol neighborhood should not be identified and targeted for singular regulation and enforcement.

Thank you for the opportunity to provide public comment.

DICKSON FROHLICH PHILLIPS BURGESS PLLC



HEATHER L. BURGESS
PARTNER

HLB/JW

Cc:

David Ginther, Senior Planner, City of Olympia

(dginther@ci.olympia.wa.us)

Michael Young, Senior Deputy City Attorney

(myoung@ci.olympia.wa.us)

Tim Smith, Director, Community Planning and Development

(tsmith@ci.olympia.wa.us)

Jay Burney, City Manager

(jburney@ci.olympia.wa.us)

David Schaffert, President, Thurston County Chamber

(DSchaffert@thurstonchamber.com)

Michael Cade, Executive Director, Thurston County Economic Development Council

(mcade@thurstonedc.com)

Comments on the draft proposed Home Based Business Chapter of the Zoning Code

Thank you David for developing these set of amendments to the home occupation code. I appreciate the level of detail and focus on requiring home based businesses to be ancillary to the primary use of homes as residences and providing a clear process for self-disclosure by home based businesses. I and others in the South Capitol Neighborhood have seen the conversion of over 20 homes to primary business use regardless of the current home occupation code. It is good see the clarity in the amendments on this issue.

As you note in the background piece the amendments are partially to respond to “concern about the use of homes for business purposes that appeared to go beyond what would generally be allowed for a home based business”. In pursuit of that goal I have a few suggestions.

Important to clarify in the code how the city will insure compliance City if a business does not self-report or a citizen does not file a complaint

I think it will be important for CPED staff to describe how these code changes will stop the conversion of homes by businesses in residential neighborhoods. For instance, the code uses a self reporting and affidavit process. Yet few of the homes converted by businesses in my neighborhood have business licenses in Olympia nor pay B&O taxes in Olympia. No business license in Olympia, means they drop off what appears as the chief mechanism in the proposed Code to self report. This means they avoid or don't know about self reporting, and do not file an “affidavit attesting to their primary residence at the site”.

What is the mechanism to insure that business owners of homes learn about the need to comply with the Home Occupation Business Code?

Again most of the businesses using homes in my neighborhood are not “seen” by the City or State as being in Olympia. This means that the owners of these businesses simply avoid the questions this ordinance ask of a home owner to get a Home Based Business permit. I suggest annual outreach by the City to areas of Olympia where businesses appear to be using homes for business purposes. I think this should be stated in the ordinance as an annual task of the CPED and for home business owners

to respond to. This way businesses can work directly with the City to comply, find ways to revert the majority of a home back to residential use. Part of that survey could include the affidavit form to assist with the self reporting process.

.....

Additional clarity that business use can only be a secondary use of homes in residential neighborhoods. I suggest stronger language that specifically prohibits business uses in a residential zone where the principle business owner does not reside there at least six months a year. Something like: *Conversion of residences to a business use (not including home based businesses permitted by the City) is prohibited in all Residential Districts. Home based businesses under this code must be used as primary residence at least six months in a year.* Or: *Business use in a residential zoning district is prohibited unless authorized by the City under the conditions and standards of the Home Based Business Chapter. Residential use must be the primary use in a residential zoning district.....*

I look forward to the continued development of this new code. It can be an important piece in protecting housing stock in our City and helping neighborhoods maintain their active residential nature. As you know, some blocks in SCN are over 70 percent vacant 9 months of the year. A sad thing for existing residents especially so during a housing crisis.

David Ginther

From: Leslie Turner <lesliehoa2019@gmail.com>
Sent: Friday, July 10, 2026 12:51 PM
To: David Ginther
Cc: Fred Yancey; Mike Gowrylow; Louise Becker
Subject: Homebased BnBs

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Hell Mr. Ginther,

Our covenants do not allow homebased BnBs. Lots must be occupied as a single family residence.

1. Do our covenants supercede the city
2. Could you put something on the application acknowledging that our CC and Rs may not allow this business in our community, similar to what you added to the ADU appication?

Thank you,
Leslie Turner

David Ginther

From: Comcast <fyancey@comcast.net>
Sent: Friday, July 10, 2026 8:18 AM
To: David Ginther; Kenneth Haner
Subject: Re: City of Olympia - Notice of Application/Proposal 26-3652
Attachments: RNA Routing Cover Sheet - Notice of Application or Proposal (002).pdf; 06302026 Draft Home Based Businesses Amendments.pdf; 06302026 Annotated Draft Home Based Businesses Amendments.pdf

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I am repeating my concern that these suggested changes may conflict with governing CC & R's (covenants, conditions and restrictions) that community developments that with established HOA's. I would suggest that language be added that an applicant must certify he/ she has reviewed any CC & R's for any possible restrictions that may exist that speak to the intended use.

Fred Yancey
1711 Camden Park Dr. SW
Olympia 98512

----- Original Message -----

From: Kenneth Haner <khaner@ci.olympia.wa.us>
To:
Cc: David Ginther <dginther@ci.olympia.wa.us>
Date: 07/02/2026 8:24 AM PDT
Subject: City of Olympia - Notice of Application/Proposal

The City of Olympia has issued the following **Notice of Application/Proposal** for the project known as **Home Based Business (Home Occupation) Amendments.**

PROJECT: **26-3652**

See the above attachments for further details.

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **David Ginther, Senior Planner, 360.753.8335,**
dginther@ci.olympia.wa.us

Ken Haner

Program Specialist

City of Olympia

Community Planning & Economic Development

PO Box 1967 | 601 4th Avenue | Olympia WA 98507

Phone: (360) 753-8735

Email: khaner@ci.olympia.wa.us

From: Comcast <fyancey@comcast.net>
Sent: Thursday, July 2, 2026 9:01 AM
To: David Ginther
Subject: File 26-3652

You don't often get email from fyancey@comcast.net. [Learn why this is important](#)

The City of Olympia has issued the following **Notice of Application/Proposal** for the project known as **Home Based Business (Home Occupation) Amendments**.

PROJECT: **26-3652**

I have read the proposed amendments. My concern is that the character of a neighborhood could be changed contrary to the standards adopted by that neighborhood by any covenants in place. Ken Lake, where I live prohibits home based businesses. I would respectfully suggest that wording be added to section 2k (18.040.060) that speaks to an applicant complying with all applicable laws, regulations, etc and add "including any covenants that may be in place".

Thank you. Fred Yancey
1711 Camden Park Dr. SW
Olympia 98512

David Ginther

From: Dalton Maurer
Sent: Thursday, April 9, 2026 2:34 PM
To: David Ginther
Subject: Complaint Regarding Home Occupations in South Capitol Neighborhood

Hey David,

The following came in through our intake system which is why it isn't in an email and just copied in to the body. Let me know if you have any further questions—I'm uncertain how best to reach out to Mr. White about receiving his complaint.

Multiple potential violations of the city residential zoning code causing home conversions to business for homes in a four-block area of the northwest end of South Capitol Neighborhood, including but not limited to the following locations:

1509 Columbia St SW: IUOE Local 302 Building Association (Operating Engineers), rents rooms for office space, used for business purposes for attending to business in Olympia.

1532 Columbia St SW: David Ducharme, Registered Lobbyist, Used for business purpose for attending to business in Olympia. Primary residence Renton, WA

1510 Water St SW: Mark Streuli, Registered Lobbyist, Used for business purpose for attending to business in Olympia. Primary home is in NE Thurston Co

1604 Water St SW: Briahna Murray, Registered Lobbyist, Tacoma, used for business purposes during legislative sessions. Primary home of owner is Tacoma.

1624 Water St SW: Abby Moore, Registered Lobbyist, only used for business purpose for attending to business in Olympia. Primary residence Kirkland WA

1625 Water St SW: Insight Real Estate Holdings, LLC, Seattle, WA rented office space

311 SW 16th Ave SW: Boeing Corporation, Chicago, IL. Business use only.

1606 Sylvester St SW: Nelson Associates & Family LLC Rented office space.

1716 Sylvester: McBride GROUP LLC 3730 Sunset Beach Drive NW rented office space

1714 Sylvester: McBride Group LLC 3730 Sunset Beach Drive NW rented office space

These and other homes (see addresses and owners in attached) have been converted to exclusive use as businesses and some are used as rental commercial office space in violation of 18.04.020 A: Purposes and Section 18.04.040 A Permitted, conditional and prohibited uses None of the registered owners of these properties have home occupation permits nor are registered as businesses in Olympia for purposes of business and occupation taxes: section 18.04.040 L: Home Occupations.

There are several more in the same four block area of the north end of South Capitol Neighborhood that the city should survey for non-compliance, per the attached list. All of the homes identified in this complaint

are occupied for business use during times of year when the legislature is in session and related special meetings at the state Capitol. Timing of occupancy clearly underscores the business nature of the ownership and use and violation of the residential zoning code.

Summary of violations and impact to city: These homes' primary use are for business purposes. Some are rented for business use and then left vacant most of the year. None of these homes have a City Home Occupation Permit. Clear violation of the residential zoning code. Harming residential character of the neighborhood e.g.: reducing ability of residents to support each other during times of need, reducing the feeling that full time residents live in a real neighborhood, reducing the number of children at play and sharing in seasonal celebrations. Reducing housing stock during a housing shortage.

Thank you—let's discuss an approach soon but for now I hope you have a pleasant weekend!



Dalton Maurer (he/him) | Lead Code Enforcement Officer
Community Planning and Economic Development
W.A.C.E. | Executive Board

dmaurer@ci.olympia.wa.us
office: 360.570.3907
601 4th Avenue East, Olympia
PO Box 1967, Olympia, WA 98507

City of Olympia | Capital of Washington State

The City of Olympia is required to comply with the Public Records Act in RCW Chapter 42.56. The information you submit to the City of Olympia by e-mail, including personal information, may be subject to disclosure as a public record.

OMC 18.04.060 Residential districts' use standards

L. HOME OCCUPATIONS.

The purpose of the home occupation provisions is to allow for the use of a residential structure for a non-residential use which is **clearly an accessory use to the residential use and does not change the residential character of the neighborhood**. Home occupations meeting the below requirements are allowed in any district in which residential uses are permitted.

1. Review. Prior to both initial occupancy and issuance of any business license, **the business operator or the operator's agent shall certify** that the home occupation will conform with the applicable requirements.
2. General Standards. The following are the general requirements for home occupations. Also see specific standards for family child care homes, adult day care homes, bed and breakfast houses, and counseling.
 - a. Home occupations must be conducted within the principal residence of the permit holder, or within an accessory structure on the same property. Permit holders shall provide evidence thereof through such means as voter registration, driver's license, tax statement, or other evidence of residency and **sign a notarized affidavit attesting to their principal residence** at the site.
 - b. Home occupations are subject to inspections by City staff insofar as permitted by law. Permit holders shall **execute a notarized affidavit** agreeing to allow appropriate City staff the ability to conduct an inspection of the residence, after reasonable notice is given, to determine compliance with the home occupation permit.
 - c. **No person(s) other than the family member(s) who resides in the residence shall participate in the home occupation.** The **home occupation permit** shall list the names of each resident who is employed by the business. Furthermore, **the residence shall not be used as a place of congregation for work that occurs off the premises**. This limitation shall not apply to short-term rental – homestays or properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
 - d. Home occupations **shall occupy not more than twenty-five (25) percent of the total floor area** of the dwelling or five hundred (500) square feet per dwelling unit, whichever is less; provided, however, that properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest shall occupy not more than fifty percent (50%) of the total floor area of the dwelling or one thousand five hundred (1,500) square feet per dwelling unit, whichever is less. This limitation does not apply to family child care homes, adult day care homes, elder care homes, short-term rental – homestays, or bed and breakfast houses.
 - e. The residential character of the lot and dwelling shall be maintained. The occupation shall be conducted entirely within a dwelling and/or accessory building by the occupant of the dwelling. A carport shall not be used for home occupations, except for parking. There shall be

no structural alteration nor any exterior modification of the structure in order to accommodate the occupation.

f. The occupation shall be conducted in such a manner as to give minimal outward appearance of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy peaceful occupancy of their homes.

g. Except for adult daycare, child daycare, and bed and breakfast businesses, and short-term rental – homestays, the hours of operation, as related to customer or client visitations, shall be limited to no earlier than 7:00 a.m. and no later than 9:00 p.m.

h. The following types of uses shall not be permitted as home occupations:

i. Veterinarian, medical, and dental offices and clinics;

ii. Vehicle sales or repair;

iii. Contractors' yards;

iv. Restaurants;

v. Exterminating services;

i. No stock in trade shall be sold or displayed on the premises; provided, however, that this limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest. No equipment or material shall be stored on any exterior portion of the premises.

j. Home occupations shall emit no noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, pollutants or waste products detrimental to the environment, public safety or neighborhood, beyond those normally emanating from residential uses.

k. Home occupations shall comply with all applicable local, state or federal regulations. Requirements or permission granted or implied by this section shall not be construed as an exemption from such regulations.

l. A home occupation permit issued to one (1) person residing in the dwelling shall not be transferable to any other person, nor shall a home occupation permit be valid at any address other than the one appearing on the permit.

m. Any person engaging in a home occupation shall register as a business under Chapter 5.04 of the Olympia Municipal Code, and shall be subject to the Business and Occupation Tax levied by the Olympia Municipal Code.

n. The applicant shall demonstrate compliance with all City and State licensing requirements, including those pertaining to building, fire safety, and health codes.

o. Parking of customer, employee, or client vehicles shall not create a hazard or unusual congestion. No more than two (2) off-street parking stalls shall be provided in addition to any required for the residence. A driveway may be used as off-street parking. Except for commercial type postal carriers, traffic generated by the home occupation shall not exceed two (2) commercial vehicles per week. See OMC Chapter [18.38](#) for parking requirements for specific home occupations.

David Ginther

From: Gordon White <gordonbikes70@gmail.com>
Sent: Monday, August 4, 2025 12:08 PM
To: Susan McLaughlin
Cc: Tim Smith; David Ginther
Subject: Memo on enforcing the zoning code and Home Based Business compliance
Attachments: OMC Home Occupations.docx

Susan

I am working with my neighborhood association to support the City's efforts to enforce the residential zoning code for the 18 vacant homes used by out of town businesses in the South Capitol Neighborhood. Members of our workgroup would like to meet with you and your staff about the City's options. We'd also like to attend the Council session when your memo is presented to them. Is there a date certain yet for when you will be presenting your memo to council?

In support of the City's efforts, we have done an assessment of the 18 homes lack of compliance with the OMC 18.04.060 Residential districts' use standards. In particular it appears that all 18 could be out of compliance with the code as they appear to: 1) have not obtained a business license; 2) have not signed and executed a notarized affidavit; 3) have not obtained a home occupation permit; 4) have hired a non-family member; 5) use the home to congregate people who work off the premises; or 6) use more than 25% of the home's floor area or more than 500 square feet for the home occupation.

Attached is the OMC section with compliance items highlighted.
Hope this information is helpful.

We look forward to an opportunity to meet with you. We can set up a zoom based meeting if that is helpful or meet with you and staff at City Hall.

Gordon White
360-292-5291

Joyce Phillips

From: Courtney Nevitt <courtneynevitt@icloud.com>
Sent: Thursday, July 24, 2025 4:04 PM
To: CityCouncil
Subject: No to residential conversion to businesses

You don't often get email from courtneynevitt@icloud.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

I urge you to not allow zoning codes which would enable businesses to convert housing for commercial purposes. Support the interests of Olympia citizens not monied interests.

1. The goal of this policy is to promote qualities which currently exist in the South Capitol neighborhood but are being undermined by housing being converted to businesses. The policy will effectively legalize conversions of housing to businesses and will subtract not add to what Olympia residents value. The stated desire is to create neighborhoods like the South Capitol with varied housing stock, with economically diverse neighbors who can walk to businesses, etc. Ironically this policy will undermine the South Capitol and have negative unintended consequences elsewhere.
2. Converting houses to businesses will not help the housing crisis. Contrary to your goals this will reduce the amount of housing for people.
3. Converting houses to businesses will undermine our downtown.
City policy is to concentrate commerce in key areas and especially downtown. An untargeted policy that is silent where businesses will be located is bad and contrary to your principles
4. There is no evidence that the citizens of Olympia support this proposal.
There has been almost no information or public education outreach about this very radical new proposal. There is no citizen desire for this policy. Anecdotally when I have told Olympian friends they don't believe me. During the recent planning meeting an HOA resident asked if she would be subjected to this change. She was relieved when she was REASURED by staff that HOA regulations supersedes city zoning changes. The city needs to pause, inform the public and really find out what citizens think of this new, radical policy.
5. The South Capitol neighborhood is a case study about what happens when businesses are allowed to take over homes.
The South Capitol neighborhood is not a "special case". There are many other examples across the country. Short term rentals, AirBnB's and corporate take over of housing have destroyed neighborhoods.
6. Businesses are not people. Businesses are not families. Business are not neighbors. Businesses have different priorities (making money) than neighborhood residents. Businesses have different financial and legal resources than neighborhood residents.
7. The city cannot enforce existing codes so the solution is to eliminate the codes and to make business to home conversions legal.

This is evidenced throughout the city but particularly in the South Capitol neighborhood where many business have been allowed to take over homes once occupied by families and turn them into offices, a flagrant code violation.

8. The city needs to pause, inform the public and really find out what citizens think of this newly announced radical policy proposal.

Your credibility and our trust in your leadership is at stake.

Respectively,
Courtney Nevitt
1513 Columbia St SW
Olympia
360-280-4957

Sent from my iPad

David Ginther

From: Dalton Maurer
Sent: Friday, July 11, 2025 11:05 AM
To: David Ginther
Subject: FW: Failure to enforce Residential zoning for houses converted to lobby businesses during Session and otherwise unoccupied/allowed to become run down

I hope you had a great weekend! Forwarding this to you because I know you've been involved in the conversations. Available by phone/e-mail/etc if there's anything else I can provide.

Talk soon,



Dalton Maurer *(he/him)* | Lead Code Enforcement Officer
Community Planning and Economic Development
W.A.C.E. | Executive Board

dmaurer@ci.olympia.wa.us
office: 360.570.3907
601 4th Avenue East, Olympia
PO Box 1967, Olympia, WA 98507

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From: Dalton Maurer
Sent: Friday, July 11, 2025 11:04 AM
To: Susan McLaughlin <smclaugh@ci.olympia.wa.us>
Cc: Tim Smith <tsmith@ci.olympia.wa.us>; Erik Jensen <ejensen@ci.olympia.wa.us>
Subject: RE: Failure to enforce Residential zoning for houses converted to lobby businesses during Session and otherwise unoccupied/allowed to become run down

Happy Friday!

Yes, I can absolutely provide that—though it's likely to be lengthy... Is there maybe something a little more specific that I can provide? Most of our property maintenance requirements are in our property maintenance code section—below is a link to the categories titled “exterior property areas” (also considered Section 302) and “exterior structure” (considered Section 304). Below those sections are amendments that may have been made during the code adoption process. **If the link below doesn't work for you, please let me know and I'll copy/paste the relevant sections for your review.** I'm available by phone if you have additional questions!

International Property Maintenance Code “exterior property areas” (adopted by reference in OMC 16.06.010): https://codes.iccsafe.org/content/IPMC2021P1/chapter-3-general-requirements#IPMC2021P1_Ch03_Sec302

International Property Maintenance Code “exterior structure” (adopted also by reference in OMC 16.06.010): https://codes.iccsafe.org/content/IPMC2021P1/chapter-3-general-requirements#IPMC2021P1_Ch03_Sec304

302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

EXCEPTION: Agricultural areas within the City of Olympia (crops, livestock, farming, etc.) are exempt from this subsection.

302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. For purposes of this section "vehicle" is defined in the Revised Code of Washington Section [46.04.670](#).

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.10 Recreational vehicles and other vehicles.

No recreational vehicle as defined by the Olympia Municipal Code Chapter 18.02.180 or other vehicles defined in the Revised Code of Washington Section [46.04.670](#) may be used for the purpose of living, sleeping, cooking, or any similar use while parked on publicly owned or private property.

Exceptions:

1. A recreational vehicle lawfully located in manufactured/mobile communities (as defined in RCW [59.20.030](#)) may be used as a primary residence for the purpose of living, sleeping, cooking, or similar uses, provided that:
 - a. The recreational vehicle has a Recreational Park Trailer or Recreation Vehicle Label provided by Washington State Department of Labor and Industries (or its equivalent if from another state).
 - b. The total number of residential units within the community/park does not exceed the number established within the land use approval. A recreational vehicle may replace a manufactured or mobile unit, but additional units require land use approval prior.
 - c. A recreational vehicle is not permitted as an accessory living quarter or an accessory dwelling unit to any other primary residence within the community/park.
 - d. The recreational vehicle must comply with all applicable requirements of the International Building and Fire Codes in effect at the time of application.
 - e. Unless the pad/side is shown on the approved site plan without connection, the recreational vehicle must be connected to the sanitary sewer or an onsite sewage system in compliance with OMC [13.08.090](#) and all applicable Thurston County regulations.
2. Recreational vehicles may be permitted to be used as a temporary residence, provided the criteria and approvals required in OMC [18.04.060](#)(DD) Temporary Uses are satisfied.
3. A recreational vehicle or other vehicle may be used for camping on City right-of-way in compliance with OMC [10.16.035](#).

302.11 Cargo containers and semi-trailers

1. Cargo containers, except as otherwise permitted by Olympia Municipal Code Title 18, may not be used for storage. Cargo containers which are permitted by the land use regulatory code to be used as storage buildings must be provided with a foundation system that provides adequate clearance from the ground to prevent deterioration and must be provided with an anchorage system to prevent sliding or overturning by wind or seismic forces prescribed by the building code.
 2. Semi trailers may not be used for storage.
- 302.12 Additional nuisances.
1. Causing or allowing any human or animal waste, poison, poison oak or ivy, or noxious substance to be collected or to remain in any place, street, highway, or alley in the City; or
 2. Obstructing or encroaching upon or rendering unsafe for passage any public highway, private way, street, sidewalk, trail, alley, park, square, driveway, lake, or stream in the City; or
 3. Excavating or maintaining on public or private property any hole, excavation, or pit that is dangerous to the public or adjacent property.

Again, please reach out if you have any questions or if there's more information I can provide!



Dalton Maurer *(he/him)* | Lead Code Enforcement Officer
Community Planning and Economic Development
W.A.C.E. | Executive Board

dmaurer@ci.olympia.wa.us
office: 360.570.3907
601 4th Avenue East, Olympia
PO Box 1967, Olympia, WA 98507

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From: Susan McLaughlin <smclaugh@ci.olympia.wa.us>

Sent: Friday, July 11, 2025 10:12 AM

To: Dalton Maurer <dmaurer@ci.olympia.wa.us>

Cc: Tim Smith <tsmith@ci.olympia.wa.us>

Subject: Fw: Failure to enforce Residential zoning for houses converted to lobby businesses during Session and otherwise unoccupied/allowed to become run down

Hi Dalton

Can you provide a list of codes that we can enforce relative to house/property condition?

Thanks!

Susan

From: CityCouncil <citycouncil@ci.olympia.wa.us>

Sent: Friday, July 11, 2025 8:54 AM

To: Bruce Silverman <brucesilverman@gmail.com>

Cc: Councilmembers <Councilmembers@ci.olympia.wa.us>; Jay Burney <jburney@ci.olympia.wa.us>; Debbie Sullivan <dsulliva@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>; Susan McLaughlin <smclaugh@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>

Subject: RE: Failure to enforce Residential zoning for houses converted to lobby businesses during Session and otherwise unoccupied/allowed to become run down

On behalf of the Olympia City Council, thank you for your comments. I will forward them on to all Councilmembers and appropriate staff. By way of copy I will ask staff to respond to your concerns.

Susan Grisham (*she/her*)
Assistant to the City Manager
Legislative Liaison
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 | sgrisham@ci.olympia.wa.us

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Please note all correspondence is subject to public disclosure.

From: Bruce Silverman <brucesilverman@gmail.com>
Sent: Wednesday, July 9, 2025 2:54 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>; berendtpaul@comcast.net; John Saunders <johnosaunders@me.com>
Subject: Failure to enforce Residential zoning for houses converted to lobby businesses during Session and otherwise unoccupied/allowed to become run down

You don't often get email from brucesilverman@gmail.com. [Learn why this is important](#)

Re: City Council meeting of 8 July 2025

From: Bruce Silverman (S. Capitol neighborhood, where 18 houses have been converted exclusively into lobby businesses, most remaining unoccupied, and many left in disregard most of the year outside of Legislative Session

To: Members of the City Council who mistakenly believe that zoning (e.g. determination that housed are for residential and/or business use) "is an HOA issue regulated by the State", you should be aware that you are incorrect, and you should recognize your own responsibilities as Members of the Olympia City Council:

- Legislative Body: "The City Council is the city's primary legislative body responsible for approving and adopting the city budget, setting city policy, and voting on ordinances and resolutions related to zoning and development regulations."
- Proposal: At the very least there should be enforcement of existing zoning to the extent that absentee owners should be required to maintain the grounds of their Olympia properties (beyond Legislative Session) so as to provide an *appearance* of occupancy in order to reduce degradation of neighborhoods.

David Ginther

From: Tim Smith
Sent: Thursday, July 9, 2026 2:50 PM
To: Gordon White
Cc: Dalton Maurer; Paul Berendt; John Saunders; Jay Burney; Stacey Ray
Subject: RE: Activity has been posted on Service Request #31275 (Zoning Issue) - Olympia, WA
Attachments: 07092025 Director's Interpretation for Lobbyist Use of Residences.pdf

Hello Gordon,

The formal code interpretation issued by former CPED Director Susan McLaughlin (attached) in 2025 describes the legal challenges for the city in regulating activities by professional lobbyists in their use of homes for commercial purposes. That interpretation is the primary reason why the city is working to update the code for home-based businesses as part of its 2026 work plan. Senior Planner David Ginther has been working with staff over the past several months to draft code updates for public comment and Planning Commission review. As noted in the interpretation, the goal is to ensure that the code is enforceable and consistent with citywide policies pertaining to small-scale commercial uses and to incorporate work from home allowances.

I met with Lead Code Enforcement Officer Dalton Maurer and reviewed your zoning complaint about several homes in the South Capital Neighborhood being converted from a residence to a business. I visited the sites to observe the homes from the street. Dalton has also conducted site visits over the past few months. There were no indications of businesses currently operating out of the homes for commercial office use. This is likely due to timing since, as you mentioned in your complaint, the homes are used by professional lobbyists while the legislature is in session during the first quarter of each year.

I am of the opinion that the appropriate course of action is to work through the code update process before moving forward with further work on your complaint. I am certainly open to discuss with you by phone or in person.

-Tim

Tim Smith, AICP | Director

City of Olympia Community Planning & Economic Development Department
P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967
360.570.3915 tsmith@ci.olympia.wa.us

From: Gordon White <gordonbikes70@gmail.com>
Sent: Monday, July 6, 2026 2:18 PM
To: Tim Smith <tsmith@ci.olympia.wa.us>
Cc: Dalton Maurer <dmaurer@ci.olympia.wa.us>; Paul Berendt <pberendt@ci.olympia.wa.us>; John Saunders <johnsaunders@me.com>
Subject: Re: Activity has been posted on Service Request #31275 (Zoning Issue) - Olympia, WA

Tim

Thanks for acknowledging my request. I look forward to your follow-up on the zoning complaint.
Gordon

On Mon, Jul 6, 2026 at 11:20 AM Tim Smith <tsmith@ci.olympia.wa.us> wrote:

Hello Gordon,

Dalton is out of the office today but I will have an opportunity to connect with him on your email when he returns tomorrow. We will then follow up with you regarding your zoning complaint.

Tim

Tim Smith, AICP | Director

City of Olympia Community Planning & Economic Development Department

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

360.570.3915 tsmith@ci.olympia.wa.us

From: Gordon White <gordonbikes70@gmail.com>

Sent: Monday, July 6, 2026 8:48 AM

To: Dalton Maurer <dmaurer@ci.olympia.wa.us>

Cc: Tim Smith <tsmith@ci.olympia.wa.us>; Paul Berendt <pberendt@ci.olympia.wa.us>; John Saunders <johnosaunders@me.com>

Subject: Re: Activity has been posted on Service Request #31275 (Zoning Issue) - Olympia, WA

Dalton

I've not heard from you on status nor a response to my email below for over a month. I would appreciate the courtesy of an in person meeting as I asked in earlier requests to show you the physical nature of the conversions. These are not unpermitted Home Occupations. They're conversions of homes to business use. No one occupies or has established these properties as their main residence. You can check voting records. Most of the owners vote well outside of Olympia city limits and Thurston County.

I am concerned that the delay by the city to review and investigate will move my complaint into the work being done on the Home Occupation code. This unnecessarily delays action. I am copying Council member Berendt since he is on the City's Land Use and Environment committee and is following this issue of homes taken over for business use during a housing crises.

Gordon White

On Fri, Jun 5, 2026 at 10:26 AM Gordon White <gordonbikes70@gmail.com> wrote:

Dalton

Your request for more information about the illegal conversion of homes to business use has me confused about what the City's role is in confirming violations. It also appears that you may still think my complaint is focused on the failure of these business owners to get a home occupation permit or that physical modifications to make them look like office buildings are relevant to a zoning code violation I am addressing.

I don't think whether these residential buildings have been altered to look like an office building is relevant to my complaint. OMC Section 18.02.180 (O) defines an office building as the following: "Office. A building **or portion thereof which is primarily used to transact the administrative or professional activities of a business.** Such uses include, but are not limited to: medical (excluding veterinary), dental, chiropractic, optometric, legal, banking, insurance, real estate, security brokers, administrative, public, contractors, consultants, corporate, or manufacturers' offices. (See also Home Occupation.)"

And section Section 18.04.040, Table 4.01 "Permitted and Conditional Uses" clearly prohibits Offices (as defined above) within Residential Zone R 6-12.

As stated in my complaint the properties listed clearly meet the standard of "a building or portion thereof which is primarily used to transaction administrative or professional activities of a business" since there are no permanent residents in these buildings which are reserved for residential use.

One method the City could use is to do a survey of all the properties I listed to ask owners the primary use of the structure, if and how it is used for business use, if they are aware of residential use being the primary use allowed and how if used as a home based business, they can apply for a home occupation permit. Further I think the City could also access through the state Department of Revenue business license information and perhaps business tax deductions for the purchase of the structure (home).

I would be happy to meet with you to discuss or to a walk by the homes converted to business use.
Sincerely
Gordon White

On Wed, May 20, 2026 at 3:31 PM Dalton Maurer <dmaurer@ci.olympia.wa.us> wrote:

Good afternoon Gordon and thank you for following up.

I know we had exchanged a small number of voicemails back and I apologize for the miscommunication. Are you able to detail the building construction or alterations that would help support the discussion around conversion to business or commercial use as you're describing? Property vacancy, use for business purposes

(home occupation or otherwise), and components that we would see involved in a change of use don't fit this example incredibly well, which is why David, Joyce, and others are involved in a review of our existing code, drafts considering options, and more. Before situations like this are brought to council, they usually involve a review of codes for neighboring jurisdictions or cities similar to Olympia, which may explain why you haven't seen it come to a public forum at this time.

I assure you that you are and your concerns are not forgotten, but I'm not aware of any public opportunity for comment at this time. If you have recommendations I would be happy to pass them along to planning staff for consideration, but I think there may be a more appropriate time for that later.

Thank you again and I promise that your concerns are heard and that the discussion about how to approach this is far from over,



Dalton Maurer *(he/him)* | Lead
Code Enforcement Officer

Community Planning and
Economic Development

W.A.C.E. | Executive Board

dmaurer@ci.olympia.wa.us

office: 360.570.3907

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From: Gordon White <gordonbikes70@gmail.com>

Sent: Tuesday, May 12, 2026 9:29 AM

To: Dalton Maurer <dmaurer@ci.olympia.wa.us>

Cc: Joyce Phillips <jphillip@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>

Subject: Re: Activity has been posted on Service Request #31275 (Zoning Issue) - Olympia, WA

You don't often get email from gordonbikes70@gmail.com. [Learn why this is important](#)

Dalton

Checking in on status of my complaint. Its been over a month since I submitted it. Please let me know next steps. Your phone message of April 9 indicated that I would be contacted and brought into the conversation about this issue. So far I have not been contacted nor have I seen it come into discussion in any of the city's public forums. I also want to clarify that this is NOT a HOME OCCUPATION issue. It is a CONVERSION of HOMES to BUSINESS. Several times in conversations with City planners and in your vmail it is mistakenly described as a home occupation issue. My research and observations clearly indicate that the homes are only occupied for business reasons. They are not residences. I also understand it can be challenging for the city staff to fully confirm this. I used to manage land use related complaints locally and at the statewide level. Its not easy. Yet, every time we have pushed the City to deal with this issue, we get 1: shared concerns about the impact and 2:The city only responds to detailed land use issues when a complaint is filed.

I have ideas for how the city could respond and help the businesses comply with the zoning code. I can also share the research sources I have used to confirm business use and home addresses of owners. Some are obvious others not easy.

I am happy to discuss with whoever is best to talk and identify potential next steps.

Thanks much for your overall efforts in our City. Compliance is a necessary step to help proved livable communities.

Gordon White

360-292-5291

PS: I am ccing Joyce and Tim on this for their benefit. I know you will be reviewing this issue with them.

On Wed, Apr 8, 2026 at 1:31 PM <no-reply@olympiawa.gov> wrote:

Olympia, WA

Activity was posted on a service request that you submitted.

Activity Comments

Hello, your complaints have been assigned to a code enforcement officer for review. Thank you.

Service Request Details

ID 31275

Date/Time 4/8/2026 10:15 AM

Type Zoning Issue

Address Olympia

Comments Multiple potential violations of the city residential zoning code causing home conversions to business for homes in a four-block area of the northwest end of South Capitol Neighborhood, including but not limited to the following locations:

1509 Columbia St SW: IUOE Local 302 Building Association (Operating Engineers), rents rooms for office space, used for business purposes for attending to business in Olympia.

1532 Columbia St SW: David Ducharme, Registered Lobbyist, Used for business purpose for attending to business in Olympia. Primary residence Renton, WA

1510 Water St SW: Mark Streuli, Registered Lobbyist, Used for business purpose for attending to business in Olympia. Primary home is in NE Thurston Co

1604 Water St SW: Briahna Murray, Registered Lobbyist, Tacoma, used for business purposes during legislative sessions. Primary home of owner is Tacoma.

1624 Water St SW: Abby Moore, Registered Lobbyist, only used for business purpose for attending to business in Olympia. Primary residence Kirkland WA

1625 Water St SW: Insight Real Estate Holdings, LLC, Seattle, WA rented office space

311 SW 16th Ave SW: Boeing Corporation, Chicago, IL. Business use only.

1606 Sylvester St SW: Nelson Associates & Family LLC Rented office space.

1716 Sylvester: McBride GROUP LLC 3730 Sunset Beach Drive NW rented office space

1714 Sylvester: McBride Group LLC 3730 Sunset Beach Drive NW rented office space

These and other homes (see addresses and

owners in attached) have been converted to exclusive use as businesses and some are used as rental commercial office space in violation of 18.04.020 A: Purposes and Section 18.04.040 A Permitted, conditional and prohibited uses

None of the registered owners of these properties have home occupation permits nor are registered as businesses in Olympia for purposes of business and occupation taxes: section 18.04.040 L: Home Occupations. There are several more in the same four block area of the north end of South Capitol Neighborhood that the city should survey for non-compliance, per the attached list.

All of the homes identified in this complaint are occupied for business use during times of year when the legislature is in session and related special meetings at the state Capitol. Timing of occupancy clearly underscores the business nature of the ownership and use and violation of the residential zoning code.

Summary of violations and impact to city:
These homes' primary use are for business purposes. Some are rented for business use and then left vacant most of the year.
None of these homes have a City Home Occupation Permit.
Clear violation of the residential zoning code.
Harming residential character of the neighborhood e.g.: reducing ability of residents to support each other during times of need, reducing the feeling that full time residents live in a real neighborhood, reducing the number of children at play and sharing in seasonal celebrations.
Reducing housing stock during a housing shortage.

Olympia, WA

[Unsubscribe](#)

David Ginther

From: John Saunders <johnosaunders@me.com>
Sent: Thursday, July 3, 2025 3:43 PM
To: David Ginther; Tim Smith
Cc: Susan McLaughlin
Subject: Comments on the Land Use Chapter

Thanks again for hosting the session yesterday on the Land Use Chapter updates. We felt this was a good discussion and time well spent.

I wanted to offer a suggestion on how the Land Use Chapter can be improved to provide stronger protections against widespread conversion of homes to commercial uses. These conversion have an insidious cumulative effect that hollows out neighborhoods and reduces what the chapter calls "social interaction". The result is the opposite of what the chapter describes as the intent. As a result, our goal is to have the city adopt stricter code allowing better enforcement of the home occupation regulations, not to stop all commercial activity in residential neighborhoods.

I think the best place to address this problem is Goal 20: "Development maintains and or improves neighborhood character and livability". I think this goal statement is very good as is.

However Policy statement 19.2 has been edited as follows:

~~"Unless necessary for historic preservation, prohibit conversion of housing in residential areas to commercial use; instead, support redevelopment and rehabilitation of older neighborhoods to bolster stability and a~~Allow home occupations (except convalescent care) that do not degrade neighborhood appearance or livability, nor create significant traffic, noise or pollution problems."

I think the first part of the sentence that has been struck out should be retained except that the initial carve-out clause could say "Unless limited small-scale commercial use is approved with a conditional use permit....".

I think Policy 19.6 which explicitly allows limited commercial use is fine to keep in the draft as a proposed change. I'm sure it will be debated. But at the same time, we think it is important have a policy prohibiting conversion of homes to commercial use through the back door of illegal home occupation by commercial enterprises.

In addition, a bullet point should be added to the list on page 3 calling out the erosion of residential character by conversion of homes to commercial use. Perhaps this bullet point could state:

- Protect against and, where possible, reverse the erosion of social interaction and historic character due to the conversion of residential properties to exclusive commercial use.

Finally, I want to emphasize that this problem has several factors as root causes, not just lobbyists converting homes. The conversion of homes to short-term rentals is another root cause and one that is probably more widely felt across the city.

I hope this is helpful and that these comments can be included in the next version of the Land Use Chapter to be released for discussion. Please do not hesitate to call me with any questions.

best regards,

John Saunders
President, South Capitol Neighborhood Association
m: 360 259-0288

From: John Saunders <johnosaunders@me.com>
Sent: Thursday, July 3, 2025 3:43 PM
To: David Ginther; Tim Smith
Cc: Susan McLaughlin
Subject: Comments on the Land Use Chapter

Thanks again for hosting the session yesterday on the Land Use Chapter updates. We felt this was a good discussion and time well spent.

I wanted to offer a suggestion on how the Land Use Chapter can be improved to provide stronger protections against widespread conversion of homes to commercial uses. These conversion have an insidious cumulative effect that hollows out neighborhoods and reduces what the chapter calls "social interaction". The result is the opposite of what the chapter describes as the intent. As a result, our goal is to have the city adopt stricter code allowing better enforcement of the home occupation regulations, not to stop all commercial activity in residential neighborhoods.

I think the best place to address this problem is Goal 20: "Development maintains and or improves neighborhood character and livability". I think this goal statement is very good as is.

However Policy statement 19.2 has been edited as follows:

~~"Unless necessary for historic preservation, prohibit conversion of housing in residential areas to commercial use; instead, support redevelopment and rehabilitation of older neighborhoods to bolster stability and a~~Allow home occupations (except convalescent care) that do not degrade neighborhood appearance or livability, nor create significant traffic, noise or pollution problems."

I think the first part of the sentence that has been struck out should be retained except that the initial carve-out clause could say "Unless limited small-scale commercial use is approved with a conditional use permit....".

I think Policy 19.6 which explicitly allows limited commercial use is fine to keep in the draft as a proposed change. I'm sure it will be debated. But at the same time, we think it is important have a policy prohibiting conversion of homes to commercial use through the back door of illegal home occupation by commercial enterprises.

In addition, a bullet point should be added to the list on page 3 calling out the erosion of residential character by conversion of homes to commercial use. Perhaps this bullet point could state:

- Protect against and, where possible, reverse the erosion of social interaction and historic character due to the conversion of residential properties to exclusive commercial use.

Finally, I want to emphasize that this problem has several factors as root causes, not just lobbyists converting homes. The conversion of homes to short-term rentals is another root cause and one that is probably more widely felt across the city.

I hope this is helpful and that these comments can be included in the next version of the Land Use Chapter to be released for discussion. Please do not hesitate to call me with any questions.

best regards,

John Saunders
President, South Capitol Neighborhood Association
m: 360 259-0288

From: John Saunders <johnosaunders@me.com>
Sent: Wednesday, July 2, 2025 10:39 AM
To: David Ginther
Cc: Oly CNA; Tim Smith; Joyce Phillips; Karen Sweeney; Larry Dzieza; Gerald Apple; Melissa Allen
Subject: Re: Community Meeting Concerns Expressed by RNAs

David, I thought I'd let you know that residents of the South Capitol neighborhood going to attend the meeting this evening and we want to express our dismay that the draft still does not reflect our repeated written and verbal comments asking that the draft strength prohibitions on residences being converted to businesses or non-residential use. We feel strongly that the draft should at least reflect our input so that the council can consider the harm that these ongoing and illegal conversions cause to residents.

Thank you,

John O. Saunders
m: 360 259-0288
Sent from my iPhone

On Jul 2, 2025, at 9:19 AM, David Ginther <dginther@ci.olympia.wa.us> wrote:

Greetings,

Thank you for sending this to me ahead of time. This is very helpful. I'm currently amending the presentation to address these concerns and provide additional information at the meeting tonight.

Best regards,
David

David Ginther (he/him), Senior Planner
City of Olympia | Community Planning and Economic Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.753.8335 | olympiawa.gov

Note: Emails are public records and are eligible for release.

From: Oly CNA <cna.olympia@gmail.com>
Sent: Tuesday, July 1, 2025 9:05 PM
To: David Ginther <dginther@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>
Cc: Karen Sweeney <klangsweeney@gmail.com>; Larry Dzieza <larryofNottingham@gmail.com>; John Saunders <johnosaunders@me.com>; Gerald

Apple <geraldappl@yahoo.com>; Melissa Allen <melissa.allen1@icloud.com>

Subject: Community Meeting Concerns Expressed by RNAs

Attached is an aggregation of the comments and observations by the RNA members who attended today's meeting to discuss the upcoming Community Meeting.

I'm sharing this with you in advance to help you have time to prepare a response to the issues and concerns that were raised.

Best wishes.

--

Larry Dzieza, Chair
CNA

cna.olympia@gmail.com

Land Use Meeting Issues

An expanded group of the CNA's Land Use and Environment Chapter Sounding Board met today to discuss and prepare for tomorrow's "Community Meeting". The meeting is on July 2, 2025, from 5:30pm to 7pm [by Zoom \(click here to register\)](#). Comments may also be emailed to olympia2045@ci.olympia.wa.us.

The following is an aggregation of the comments and observations by the RNA members who attended today's meeting to discuss the upcoming Community Meeting.

The meeting focused on concerns about proposed changes to city land use regulations and their potential impact on neighborhoods, particularly regarding doubling the allowable housing density, commercial development, and enforcement issues.

Participants discussed how best to address these concerns with city officials, including:

- Getting a more complete understanding of the proposed changes,
- Dissatisfaction with the process resulting in a last-minute major rewrite of existing policies and goals,
- Emphasizing the need for proper environmental assessments,
- Overcoming lack of trust in the City's commitment to neighborhoods and its failure to enforce existing laws such as the prohibition in turning housing for people into commercial use by lobbyists in the historic Capitol neighborhood, and
- Weakening language maintaining neighborhood identity, character and scale including protection of historic trees.

Process Points

1. Little notice and time the community was given to review the latest draft.
2. The city said it will be an update to reflect changed state laws, population projections, sea level rise and not a major rewrite.
3. These late breaking additions came in the middle of summer during peak vacation season and the posting of the changes and meetings were not timely nor well publicized even on the city's own website.
4. The CNA Sounding Board worked long on what they thought was a credible version of the proposed changes only to have major issues introduced after their work was done.
5. Is there a plan to disclose in the EIS the impacts from these changes?

Policy Concerns

Increased Density in Neighborhoods

What is the intent behind combining three land use designations into one "urban residential" designation?

Does collapsing three land use designations into one enable future zoning changes that could double the allowable density of most existing low-density neighborhoods?

Table: Future Land Use Designations

FUTURE LAND USE DESIGNATION	PRIMARY USE ¹	RESIDENTIAL DENSITY ²	BUILDING HEIGHTS ³	ESTIMATED ACREAGE ⁴	PERCENTAGE OF UGA ⁵
Low-Urban Density Neighborhoods (LDN/UDN)	Single-family & Multi-family Residential	Up to 1224 units per acre	2 to 3 stories	11,000-11,750 ac.	71-76%
Medium-Density Neighborhoods (MDN)	Multi-family Residential	13 to 24 units per acre	Up to 3 stories	600 ac.	4%
Mixed-Residential	Single- & Multi-family	7 to 18 units per acre	Up to 4 stories	150 ac.	1%
Neighborhood Centers	Commercial	Variable	2 to 3 stories	Variable	N/A

How can we understand the proposed changes when the definition of “Urban Residential” is so vague?
Examples:

Specific zoning and densities are to be based on the unique characteristics of each area

Specific density ranges and mandatory mixes should be based on land use compatibility and proximity to bus routes and major streets

Where environmental constraints are significant, to achieve minimum densities extraordinary clustering may be allowed.

Supportive land uses, including small-scale neighborhood commercial uses and other types of housing, including small apartment buildings, may be permitted.

Some zoning districts will require a mixture of single and multifamily housing at densities ranging from seven to eighteen units per acre

How do we know that the underlying zoning designations won’t change, when there are a number of policy changes that actively promote higher density and commercial enterprises throughout neighborhoods? These include:

PL14.3 Preserve and enhance the character of existing urban density neighborhoods while allowing for residential infill with diverse housing types that accommodate varying income levels, household sizes, and lifestyles. Disallow medium- or high-density development in existing Low-urban density Neighborhood areas except for Neighborhood Centers.

Page 41 - Neighborhoods and commercial areas will gradually be woven together into a cohesive urban fabric. These compact neighborhoods will provide ready access from homes to supporting businesses, and to parks, schools and other gathering places.

Page 49 - Lower density housing will exist throughout much of Olympia, and it is envisioned that higher-density housing will be available near major streets and commercial areas to take advantage of transit, other services, and employment opportunities. Small scale commercial uses in neighborhoods will provide goods and services to nearby residents but will only be allowed when designed to limit impacts to surrounding properties. Housing types and densities will be dispersed throughout the city to minimize social problems sometimes associated with isolating people of similar means and lifestyles.

PL19.6 Allow small scale commercial uses within neighborhoods through conditional use permits.

PL20.3 (Addition) - Allow, where appropriate, increased residential density for properties within and adjacent to neighborhood centers to sustain neighborhood businesses and to support transit.

How much of the city is allowed higher densities from expanding areas for transit and neighborhood centers and how much higher are those densities?

Protecting Existing Housing

How does striking the prohibition of converting housing to commercial property promote housing?

~~“PL19.2 Unless necessary for historic preservation, prohibit conversion of housing in residential areas to commercial use;”~~

The City would allow commercial activity throughout the city but how can we trust that the designs to “limit the impact on surrounding properties” given the lack of neighborhood engagement and failure to enforce the current rules? Proposed changes: “Allow small scale commercial uses within neighborhoods through conditional use permits.”

How can the community trust that conditional use permits will be capable of allowing only “Small scale commercial uses that provide goods and services to nearby residents” when the existing laws are not being enforced and lobbyists are not a good or service needed by nearby residents?

Weakening Protections

How can residents trust the city to protect their neighborhood’s scale and identity when they have failed to enforce existing laws in the South Capitol Neighborhood?

Why are they proposing to change the issue of “community character and heritage” from “retaining community character and heritage” to an aspirational “strive to retain our community character and heritage”?

Why are they weakening historic preservation policies by this change: *~~“PL3.6 Plan for land uses that are compatible with and conducive to continued preservation of historic neighborhoods and properties; and promote and provide~~ Strive for the early identification and resolution of conflicts between the preservation of historic resources and competing land uses.”?*

Why are they weakening historic tree and landscaping policies by this change: *~~“PL3.7 Identify, protect and maintain~~ Encourage the protection, loss mitigation, and maintenance of historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.”?*

View protections. It is unclear from the addition of this new policy if only the enumerated views will be protected. “L8.6 Protect views identified through community planning processes, such as the Downtown Strategy (see Appendix B) as well as views from West Bay Park to Mt. Rainier, East Bay Overlook to the Capitol Dome, and Deschutes Parkway to Mt. Rainier.”

Can the city suspend zoning rules under the language of “Adopt a moratorium or interim zoning control only in cases of an emergency as defined by State statute” as the city has declared a “Housing Emergency”?

Does the Design Review process conformance to “scale” and “character” reflect the neighborhood’s existing condition or the envisioned condition of “middle housing”? “Infill of multi-unit residences in Urban Density neighborhoods that are in scale with the general character (middle housing)”.

Will we have decreased setbacks and less compatible building designs now in neighborhoods?

Language that was in the Land Use chapter but has been taken out in the new Comprehensive Plan Housing Chapter:

~~PH1.7 Allow single family housing on small lots, but prohibit reduced setbacks abutting conventional lots.~~

~~PH1.10 Require effective, but not unreasonably expensive, building designs and landscaping to blend multi family housing into neighborhoods.~~

Recommendation

The City should table these newly introduced changes and reintroduce them next year through a Comp Plan amendment process. This would allow time for community dialogue and analysis worthy of the scale of the proposed changes.



SOUTH CAPITOL Neighborhood Association

1

May 8, 2025

Dani Madrone, City Councilmember
Jim Cooper, City Councilmember
Robert Vanderpool, City Councilmember
Land Use & Environment Committee
City of Olympia

RE: Proposal to allow “small scale neighborhood business” and eliminating residential zoning

Dear Members of the City of Olympia Land Use & Environment Committee:

The South Capitol Neighborhood Association Board is sending this letter in regard to the Land Use & Environment Committee’s proposed “small scale neighborhood business” discussed at your April 24, 2025 meeting.

The intent - allowing small scale commercial businesses in any location in any neighborhood - is, in many ways, laudable. As we read the proposal and listened to the committee’s deliberations, it attempts to enable renters and homeowners to start up businesses with much lower overhead and to enable pedestrian/cycling residents greater access to commercial uses without having to work their way through the main transportation corridors. Think neighborhood acupuncture, salons, bread bakers, therapeutic massage. We agree that’s a good thing.

Enabling such uses connects to the City of Olympia's equity and walkability goals. We appreciate the committee’s enthusiasm for *the goal* of the policy change. However, we do have some very real concerns about how such a shift will play out *in reality*.

The South Capitol Neighborhood Association has direct experience with how the city of Olympia has failed to manage the takeover of homes for corporate offices. Before the city takes on one more option to convert housing into businesses, it must overhaul the city’s system for enforcing basic code violations and address key gaps in the current comp plan update process.

Key concerns:

1. Implementation will have many problems as we have seen with "home-based businesses" (lobbying firms) in our neighborhood. These include inappropriate designs to vacant homes that become dedicated to businesses generating traffic, undermining walkability goals and residents' access to parking. Home businesses also leave properties vacant for many months of the year. In our neighborhood, there appear to be over one dozen residential properties in a two-block area that are no longer used as residences. Not a single lobbyist in the South Capitol Neighborhood has a home occupation permit for conducting business out of these homes. This shows how ineffectual the city is in enforcing the current zoning standards.
2. If the small neighborhood business option takes effect, many parts of Olympia would be as compromised as our neighborhood. It will convert housing units for people to business space.
3. The proposed policy may well help support development of low overhead start-up businesses for renters and customers in walking/riding distance. What will prevent high-end investors from locating boutique businesses near high-end homes or anchor locations like the state capitol is for lobbying firms?
4. Even if the policy and zoning code has words to prevent these problems, the city land use compliance process is underfunded and too permissive to prevent these problems.
5. Allowing small scale businesses in every neighborhood and eliminating the residential zoning designations is a major change. This is a far reaching change in the city residential zoning policy and code, *one that was not anticipated in the city's original scope of the Comp Plan update*. That is a major process foul, especially for many of the residents who have spent hours following the update process, attending meetings and participating on sounding boards.
6. This shift to eliminating residential zoning also means it is not mentioned in the scope of the draft environmental impact statement (EIS). Due to the substantial change the policy can have, it needs thorough review under the State Environmental Policy Act (SEPA) to evaluate things like:
 - Will the policy change really create more opportunity for starter businesses to locate in lower overhead locations? Where has that been demonstrated?
 - Will clients/customers for these new businesses only be pedestrians/cyclists?

What percent?

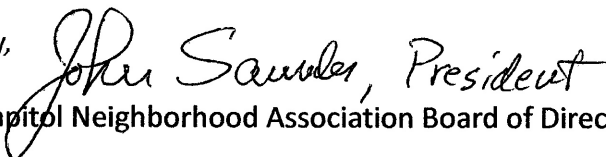
- How will the new businesses accommodate traffic/parking and impacts to pedestrians/cyclists?
- Will small-scale commercial uses increase costs for renters and hence be one more reason people are priced out of the local rental market?
- Will drive-throughs be allowed so cupcakes, coffee and bread can be picked-up?
- The downtown commercial district and neighborhood centers have several successful small scale businesses. How will this proposal impact the vitality of those businesses?

These and other potential impacts need to be evaluated.

Since *this change was not anticipated in the scope of work on the Comp Plan or the EIS*, the city will need to re-scope the EIS, which will delay the overall Comp Plan update. During the LU&E meeting, staff suggested they may be able to find a way to accommodate it somehow in the nearly ready to release draft EIS. We recommend you not attempt to do that as it opens up the entire Comp Plan for legal challenge. A recent Washington State Supreme Court decision affirmed that an EIS on new land use policies must examine impacts at the buildout stage of the policy. The city is already struggling to do that with the current level of policy changes. We insist that the city re-scope the EIS and start over so this policy change is fully evaluated.

In closing, we urge the City of Olympia to take more time to consider the impacts of these proposed changes, to properly complete the EIS, and to develop ways to prevent the loss of residential units to small- scale business use in a concentrated area.

Sincerely,

 *John Samuels, President*
South Capitol Neighborhood Association Board of Directors

cc: Susan McLaughlin, Community Planning & Economic Development Director
Tim Smith, Community Planning & Economic Development Deputy Director
Joyce Phillips, Planning Manager
David Ginther, Senior Planner

David Ginther

From: John Saunders <johnosaunders@me.com>
Sent: Tuesday, April 22, 2025 9:20 AM
To: David Ginther
Subject: Re: Homes being used as businesses

Apologies for not including this earlier and for the formatting.

best,

John

=====

DRAFT

LOBBYIST-OWNED HOUSES IN SOUTH CAPITOL NEIGHBORHOOD

MARCH 2025

Columbia Street SW:

1502	Scott Hazelgrove Seattle 98116	1909 Sunset Ave SW,
1509	IUOE Local #302 Building Association NE, Bothell 98011	18701 120 th Ave
1522	Cindi Holmstrom listed in Geodata)	(Resides in Seattle—no address
1527	Columbia LLC (No individual's name listed in Geodata)	P.O. Box 14996, Tumwater 98511
1532	Ducharme Liv Trust (aka David Ducharme) N	4217 Williams Ave Renton 98056
1603	Erin Dziedzic listed in Geodata)	(Resides in Seattle—no address

Water Street SW:

	Brick Four-Plex (No information for rentals)	
1604	Briahna & David Murray Tacoma 98406	618 N Aurora Ave,
1611	Robert Makin listed in Geodata)	(Resides in Seattle—no address
1617	Elisabeth Kingsbury & Antonio Ginatta	

1624 Abby Moore (No address listed in Geodata)

1625 Insight Real Estate Holdings (aka Marty Loesch—no address listed in Geodata)

1717/19 Mary Jane Rumley and 5-Pack LLC (At least one side is rented to lobbyists)

15th Avenue SW:

205 Brent Ludeman P.O. Box 1099, Gig Harbor 98335

311 Owned by Boeing (No property listing in Geodata)

Sylvester St SW:

1601 Anthony Sermonti (Not listed as registered lobbyist at PDC)

1606 Not listed in Geodata but used by lobbyists (Owned by Gary Nelson?)

1614/16 Duplex owned by Public School Employees of Washington P.O. Box 798, Auburn 98071

1618 Michael & Selena Burgess (Not listed as registered lobbyists at PDC) 5135 Bellwether Lane, Bellingham 98226

John Saunders
m: 360 259-0288

On Apr 22, 2025, at 7:45 AM, David Ginther <dginther@ci.olympia.wa.us> wrote:

Hi John,
It appears the list was not attached to the email. Please send it again.
Thank you,
David

David Ginther (he/him), Senior Planner
City of Olympia | Community Planning and Economic Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.753.8335 | olympiawa.gov

Note: Emails are public records and are eligible for release.

-----Original Message-----

From: John Saunders <johnosaunders@me.com>
Sent: Monday, April 21, 2025 3:09 PM
To: David Ginther <dginther@ci.olympia.wa.us>

Subject: Homes being used as businesses

Here is the list of single family homes in the South Capitol neighborhood that we believe are being used primarily as businesses and which do not have home occupation permits.

Thank you,

John O. Saunders
m: 360 259-0288
Sent from my iPhone