

Olympia Planning Commission

April 6, 2026

Olympia City Council
PO Box 1967 Olympia
WA 98507-1967

SUBJECT: 2026 Code Amendments

Dear Mayor Payne and Councilmembers:

The Planning Commission recommends approval of the 2026 Code Amendments. The Commission had a briefing on the proposal on March 2, 2026. A public hearing was conducted on April 6, 2026, so the Commission could consider input from the public on the proposal as we completed deliberations.

The Commission voted to recommend approval of the Code Amendments. The commission would like to highlight the following suggestion for future consideration:

- Proposal #14F: During deliberations we discussed striking the “except ground floor commercial or retail that is along a pedestrian street”. Removing this restriction would allow for more housing, while vacancies suggest that the city has sufficient commercial space. However, we concluded that removing the clause would require further study as it interacts with other goals (e.g. ground floor interaction on pedestrian streets). **We recommend that the clause be revisited this year during implementation of SB 6026 and other upcoming state requirements that also constrain the requirements of ground floor commercial and be informed by the recent vacancy study.**

Thank you for the opportunity to provide input for your consideration.

Sincerely,



Greg Quetin
Chair