



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
360.570.3722

Monday, October 19, 2015

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:31 p.m.

1.A ROLL CALL

Present: 7 - Chair Carole Richmond, Commissioner Jessica Bateman, Commissioner Max Brown, Commissioner Darrell Hoppe, Commissioner Roger Horn, Commissioner Jerome Parker, and Commissioner Robert Ragland

Excused: 2 - Vice Chair Kim Andresen, and Commissioner Missy Watts

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [15-0995](#) Approval of September 26, 2015, Planning Commission Special Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Principal Planner Todd Stamm gave a construction update including information on the demolition of the Downtown Isthmus building and permit approval for the 321 Lofts project.

Commissioner Parker requested follow up information about scheduling a housing briefing.

Mr. Stamm explained staff is considering combining the annual Comprehensive Plan reporting requirement of a general housing report or "State of Olympia housing" with a briefing to Planning Commission (PC) on housing issues and meeting density goals.

Mr. Stamm distributed copies of the table: Development Code Amendments for New Comprehensive Plan 'The First Set'. He discussed the upcoming report to the Land

Use and Environment Committee (LUEC) discussing 10 items in the table, five of which have been completed.

6. BUSINESS ITEMS

6.A [15-0994](#) Building Heights in High Density Corridor Zones - Public Hearing

Mr. Stamm briefed the Commission on the Olympia Development Code. He outlined four High Density Corridor zones and discussed how code language "provided that one additional story may be built for residential development only" is vague and not uniformly applied.

Discussion:

- HDC1 and HDC2 are the only two zones affected.
- Geographical definition changed from a 1/2 mile width to "two blocks".
- Should HDC 1 & 2 zoning be separate or the same.
- Purpose is to create consistency between the code and the Comprehensive Plan (CP).
- Language "adjacent" is used in the CP, the code uses "100 feet".

Mr. Stamm distributed emails he received from the public.

The public hearing was opened at 6:56 p.m.

Jay Elder of 1018 Olympia Ave NE and Secretary of the Bigelow Neighborhood Association spoke regarding the neighborhoods adjacent to the urban corridors. These all require height compatibility and the South Capitol neighborhood has a restriction of 35 feet. He displayed a map highlighting both the Bigelow and South Capitol neighborhoods, and distributed a Survey Monkey results sheet from residents in the Bigelow neighborhood.

Questions from Commissioners:

- Request for more detail about South Capitol regarding their exclusion from the bonus clause.
- How can future projects avoid complications arising when design review criteria, the Tanasse Building as an example, has intersections of Historic Downtown, Bigelow Neighborhood, and General Commercial zoning.

Seth Hut of 608 Quince St. and President of the Bigelow Neighborhood Association spoke in support of consistent criteria application across all neighborhoods and urban corridors. He expressed concern about the possibility of a new building with a 70 ft. height between State and 4th Ave. if the code is allowed to remain as is.

Discussion:

- With allowed heights of 60 ft. and an additional residential "bonus" floor of 10 ft., a 70 ft. tall building is possible.

The public hearing was closed at 7:12 p.m. with written comments accepted

until 5 p.m. on October 23, 2015.

6.B [15-0992](#) Comprehensive Plan Amendments of 2016 - Commission Proposals

Commissioners discussed their priorities for Comp Plan Amendments:

1. Future Land Use Map - work plan.
 - a. General Commercial zone.
2. Study one-way couplet downtown - Downtown Strategy.
3. Design Review Standards (downtown) - Commissioner Parker to draft language.
4. Triple bottom line - Chair Richmond to identify language and area in Intro.
5. Sea Level Rise - possible work plan item.

The discussion was completed.

6.C [15-0993](#) Planning Commission 2016 Work Program - Initial Discussion

Mr. Stamm discussed the larger context of efforts to organize a work plan earlier and Council's timeframe.

In addition to the 17 items anticipated on the staff report by the Community Planning and Development Department, the Commission added:

1. Critical areas ordinance
2. Code and Comp Plan consistency
 - a. As they relate to high density goals
3. Neighborhood Centers

The discussion was completed.

7. REPORTS

Commissioner Horn reported highlights from the Coalition of Neighborhood Associations (CNA) and finance sub-committee meetings he attended. He discussed his recent presentation on the role of planning commissions in various jurisdictions at a Planning Association of Washington (PAW) workshop.

Chair Richmond reported highlights from the CNA meeting she attended. She also attended the PAW and a Jurassic Parliament webinar on Robert's Rules of Order.

Commissioner Hoppe reported highlights from the Parks and Recreation meeting he attended.

Mr. Stamm announced a county commissioner presentation about county wide policies based on Sustainable Thurston and the implementation of the Growth Management Act. He urged Commissioners to have a representative at the City Council October 27 meeting when Councilmembers will consider the PC rezone recommendation.

8. ADJOURNMENT

The meeting was adjourned at 8:36 p.m.