



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Todd Stamm
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Monday, August 3, 2015

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 8 - Chair Carole Richmond, Commissioner Jessica Bateman, Commissioner Max Brown, Commissioner Darrell Hoppe, Commissioner Roger Horn, Commissioner Jerome Parker, Commissioner Robert Ragland, and Commissioner Missy Watts

Excused: 1 - Vice Chair Kim Andresen

OTHER PRESENT

Community Planning & Development Principal Planner Todd Stamm
Principal Planner Tim Smith
Administrative Services Director Jane Kirkemo
Public Works Department Project Engineer David Smith
Senior Program Specialist Ron Jones

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [15-0751](#) Approval of July 20, 2015 Planning Commission Meeting Minutes

The minutes were approved as amended.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Mr. Stamm introduced new City planner Tim Smith. Mr. Smith described his background and experience, and discussed prospective development review work in his new role.

Mr. Stamm discussed the upcoming public open house for Downtown consultants on August 20, 2015. He gave a development update and discussed projects including:

321 Lofts and the Land Use & Environment Committee (LUEC) approval timeline, the State Avenue LIHI affordable housing project, state budget passage and demolition of 1063 Capitol Way, and placement of veterinary clinics on the August 11, 2015 City Council meeting agenda.

6. BUSINESS ITEMS

6.A [15-0746](#) Public Hearing and Briefing on the Preliminary 2016 - 2021 Capital Facilities Plan (CFP)

Mr. Bauer gave a brief introduction to the CFP process and discussed requirements of the Growth Management Act (GMA).

Ms. Kirkemo discussed funding sources for the CFP and explained how utility and impact fees are included separately in the operating budget. She defined components of the Preliminary CFP, discussed the process for the Planning Commission (PC) and other advisory committees to review and comment, and illustrated the balance between revenues received and allotments determined for proposed projects. She discussed facility maintenance and projected new construction and reuse of City buildings with associated costs for construction and maintenance.

Discussion:

- The results of Business & Occupation tax exemptions on City income.
- Development of report on City property vacancy rates with accompanying study of economic awareness about best use practices.
- How parking lot maintenance is treated differently from building and street repairs.
- Compiling regional revenue information is difficult because dollars are measured by product categories, not geographic area.

The public hearing was held and closed with the written record left open until 5:00 p.m. on August 7, 2015.

6.B [15-0742](#) Annual Comprehensive Plan Amendments of 2015 - Planning Commission Hearing

Mr. Stamm gave an overview of the annual Comprehensive Plan (CP) amendment process. He outlined the three amendments under consideration and discussed the role of the PC and a timeframe for recommendations to Council.

Mr. David Smith discussed how the reclassification of 9th Avenue, a 300-foot block of existing street and right-of-way, would be changed from local access to neighborhood collector, and how this change to the map would guide all future improvements.

Discussion:

- If major collector streets have two lanes of traffic with bicycle lanes, why this project does not include any bicycle lanes.

The Public Hearing was opened at 7:52 p.m.

Joe Hanna of 815 Chambers St. SE spoke against the reclassification of 9th Ave. He believes the only benefit would be to the Medela development and is concerned about actual costs and who pays for the change. He questioned whether the project is responsible when the City claims an inability to maintain current street infrastructure due to lack of funding.

Discussion:

- Concern of citizens about the detrimental consequences of loss of street parking and absence of bike lanes.

Ron Niemi of 6135 Woodard Bay Rd. NE, a representative of Medela, spoke in support of reclassification. He discussed several past Council votes to upgrade this street to a neighborhood collector. He emphasized historically poor access and safety issues as compelling this reclassification and a logical and necessary step for consistency with the CP.

Discussion:

- Costs of reclassification "build out" are typically paid for by the developer.
- Bike lanes are generally not located on neighborhood collectors.
- Streets west of Boulevard are designated local access.

Mel Armstrong of 250 Courtney Creek Lane, a partner in the Medela group, spoke in favor of reclassification and discussed the poor condition of two of the homes on the property, stating they are uninhabitable. He reviewed the history of the area and former Council approval for street improvements when the property was in the County prior to annexation by the City.

Dallen Bounds of 902 Boulevard Rd. SE spoke about the problem of using the word "typically" when referring to who pays the costs of street improvements. He requested City staff to use accurate language when providing information to the public regarding costs and benefits for projects.

Amy Mock of 2312 9th Ave. SE spoke in opposition to reclassification. Her driveway will be impacted adversely and she supports alternative approaches to improving the street.

Discussion:

- Staff outlined the limited alternatives.
- Property title reports clearly define the parameters of right-of-way and code determines set-back limits.

Courtney Kaylor of 701 5th Ave. Ste. 6600, Seattle, a representative for Friendly Village (FV), distributed a comment letter in opposition to the proposed Transportation map amendment to illustrate an interconnected set of new streets to be built within the park. She emphasized the late notification of FV inhibited their timely participation and requested the rezone be postponed until after an opportunity for a mutually beneficial conversation between staff and FV is facilitated. She believes the

amendment is inconsistent with the current development agreement with FV and is motivated by the possibility the property would redevelop in the near future. This is unlikely based on her understanding of the property owner's intent and the right of first purchase enjoyed by the home owners.

Discussion:

- 240 units in the park are privately owned by individuals and new uses have not been identified.
- The new Westside freeway off-ramp plan is not consistent with this grid proposal.

Kathleen Blanchette of 4610 28th Ave. SE spoke in opposition to the 9th Ave. reclassification. She discussed how this encourages car-centric mobility and how that adversely impacts pedestrians and bicyclists who should be encouraged to use these roads.

Discussion:

- The limiting factor of a 60ft of right-of-way does not allow adequate room for a bike lane.
- The short length of the road and designation as a neighborhood collector street limits construction of a bike lane.

Ken Rubin of 418 Wilson spoke against the reclassification of 9th Ave. and the potential for an increase in traffic in an area currently supporting 1,900 daily automobile trips.

Keith James, a representative of Inland Capital Mall LLC of Spokane, WA, discussed reasons for requesting the change to the 3.5 acre area along Capital Mall Drive to allow for professional office development. He outlined challenges to developing the parcels at 723 Alta Street and 3505 Capital Mall Drive under the current zoning.

Mr. Jones gave an update of the Waste ReSources (solid waste) aspects of the proposed Comprehensive Plan amendments and explained how this would align the Comprehensive Plan with the draft six-year 2015-2020 Waste Management Plan.

Discussion:

- Influencing the recycle market by joining with other municipalities to create greater demand for better recycling.
- Educational opportunities need to be developed and better understood.
- Product bans are expensive but draft strategies are in place to work on product stewardship.

The public hearing was held and closed with the written record left open until 5:00 p.m. on August 7, 2015.

7. REPORTS

Chair Richmond participated in the consultant selection interviews and gave a report. She also attended the Neighborhood Center Workgroup meeting and gave a report.

Commissioner Horn discussed his experience as the PC representative for the initial consultant screening and the high quality of the consultants, their excellent reports, and the resulting difficulty of eliminating any of the applicants.

Commissioner Hoppe attended the Design Review Board (DRB) meeting and gave a report. He discussed the response of the DRB to PC recommendation to change the role of the DRB.

8. ADJOURNMENT

The meeting was adjourned at 9:21 p.m.