



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, February 8, 2021

6:30 PM

Online and via phone

Register to attend:

https://us02web.zoom.us/webinar/register/WN_OvB3R-PIRH6L-q2qwyT1uw

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [21-0157](#) Approval of January 11, 2021 Planning Commission Meeting Minutes

Attachments: [01112021 Draft Minutes](#)

3.B [21-0158](#) Approval of January 25, 2021 Planning Commission Meeting Minutes

Attachments: [01252021 Draft Minutes](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with the Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure. Individual comments are limited three (3) minutes or less.

REMOTE MEETING PUBLIC COMMENT INSTRUCTIONS:

Live public comment will be taken during the meeting but advance registration is required. The link to register is at the top of the agenda. You will be given the choice to comment during the registration process. After you complete the registration form, you will receive a link by email to log onto or call into Zoom for use at the meeting day and time. If you plan on calling into the meeting, you will need to provide your phone number at registration so you can be recognized during the meeting. Once connected to the meeting you will be auto-muted. At the start of the public comment period, the Chair will call participants by name to speak in the order they signed up. When it is your turn to speak, your

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

6.A [21-0067](#) Shoreline Master Program Periodic Review - Deliberations

Attachments: [Webpage](#)
[Public Comments](#)
[Nisqually Indian Tribe Comments](#)
[West Bay Aerial Photos](#)

Estimated time: 45 minutes

6.B [21-0125](#) Drive-Through Restaurants in HDC-2 and 3 Zoning Districts - Public Hearing

Attachments: [Proposed Text Code Changes](#)
[Zoning Map](#)

Estimated time: 45 minutes

6.C [21-0092](#) 2021-2022 Planning Commission Work Plan

Attachments: [City Council Priorities](#)
[Draft OPC 2021 Work Plan](#)
[Revised OPC 2021 Work Plan](#)

Estimated time: 45 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS

None

9. ADJOURNMENT

Approximately 9:00 p.m.

Upcoming

Next regular Commission meeting is February 22, 2021. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of January 11, 2021 Planning Commission Meeting Minutes

Agenda Date: 2/8/2021
Agenda Item Number: 3.A
File Number:21-0157

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of January 11, 2021 Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, January 11, 2021

6:30 PM

Online and via phone

Register to attend:

https://us02web.zoom.us/webinar/register/WN_dDRPjqsQRXu5-v-apEg2hA

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 7 - Chair Candi Millar, Vice Chair Paula Ehlers, Commissioner Tammy Adams, Commissioner Kento Azegami, Commissioner Rad Cunningham, Commissioner Carole Richmond and Commissioner Aaron Sauerhoff

1.B OTHERS PRESENT

Community Planning and Development Staff:
Senior Planner Cari Hornbein
Senior Planner Joyce Phillips
Director Leonard Bauer
Planning and Engineering Manager Tim Smith

City of Olympia Councilmember Yén Huýnh

Watershed Company Vice President Dan Nickel

Department of Ecology Senior Shoreline Planner Kim Van Zwalenburg

2. APPROVAL OF AGENDA

Change the order of items under Other Business to consider officer elections as the last item.

Commissioner Richmond moved, seconded by Commissioner Adams, to approve the agenda as amended. The motion passed unanimously.

3. APPROVAL OF MINUTES

3.A [21-0036](#) Approval of December 7, 2020 Planning Commission Meeting Minutes

The minutes were approved.

4. **PUBLIC COMMENT - None**

5. **STAFF ANNOUNCEMENTS**

Ms. Hornbein and Councilmember Huýnh shared announcements.

6. **BUSINESS ITEMS**

6.A **21-0026** Shoreline Master Program Periodic Review - Public Hearing

Ms. Phillips and Mr. Nickel shared a presentation on the Shoreline Master Program Periodic Review.

The public hearing was held and was sent to the next Planning Commission meeting for deliberation.

7. **REPORTS**

Commissioner Cunningham shared a report.

8. **OTHER TOPICS**

Ms. Hornbein briefed the Commission on the 2021-2022 Work Plan and vacancies.

Officer elections were completed. Commissioner Millar will serve as Chair and Commissioner Sauerhoff will serve as Vice Chair for 2021.

9. **ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of January 25, 2021 Planning Commission Meeting Minutes

Agenda Date: 2/8/2021
Agenda Item Number: 3.B
File Number:21-0158

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of January 25, 2021 Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, January 25, 2021

6:30 PM

Online and via phone

Register to attend:

https://us02web.zoom.us/webinar/register/WN_Z10rcxpkREaMB80uE76Cfg

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 6 - Chair Candi Millar, Vice Chair Paula Ehlers, Commissioner Tammy Adams, Commissioner Rad Cunningham, Commissioner Carole Richmond and Commissioner Aaron Sauerhoff

Absent: 1 - Commissioner Kento Azegami

1.B OTHERS PRESENT

Community Planning and Development Staff:
Senior Planner Cari Hornbein
Senior Planner Joyce Phillips
Associate Planner Paula Smith
Planning and Engineering Manager Tim Smith

Parks, Arts, and Recreation Department Arts Manager Stephanie Johnson

2. APPROVAL OF AGENDA

Change order of agenda items under Section 5, Business Items as follows:

A. Drive-Through Restaurants in HDC-2 and 3 Zoning Districts - Briefing

B. Eastside Street Art Crossing Update - Briefing

C. Shoreline Master Program Periodic Review - Deliberations

D. 2021-2022 Planning Commission Work Plan - Briefing

Commissioner Ehlers moved, seconded by Commissioner Adams to approve the agenda with recommended amendments. The motion passed unanimously.

3. PUBLIC COMMENT - None

4. STAFF ANNOUNCEMENTS

Ms. Hornbein shared announcements.

5. BUSINESS ITEMS

- 5a. [21-0089](#) Drive-Through Restaurants in HDC-2 and 3 Zoning Districts in Olympia - Briefing

Ms. Smith shared a Powerpoint presentation.

The information was received.

- 5b. [21-0081](#) Eastside St. Art Crossing Update

Ms. Johnson shared a Powerpoint presentation.

The information was received.

- 5c. [21-0067](#) Shoreline Master Program Periodic Review - Deliberations

Ms. Phillips provided a handout of aerial photos.

The Commission discussed the draft revisions to the Shoreline Master Program.

- 5d. [21-0092](#) 2021-2022 Planning Commission Work Plan

Ms. Hornbein shared a handout regarding Work Plan guidance.

The information was received.

7. REPORTS

Commissioner Richmond shared a report.

8. OTHER TOPICS

Chair Millar and Vice Chair Sauerhoff reported on other topics.

9. ADJOURNMENT

The meeting was adjourned at 9:15 p.m.



Planning Commission

Shoreline Master Program Periodic Review - Deliberations

Agenda Date: 2/8/2021
Agenda Item Number: 6.A
File Number:21-0067

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Shoreline Master Program Periodic Review - Deliberations

Recommended Action

Conduct deliberations on draft revisions to the Shoreline Master Program (SMP), related revisions to the Critical Areas Ordinance (CAO), and public comments received.

Report

Issue:

Whether to conduct deliberations on draft revisions to the Shoreline Master Program (SMP), related revisions to the Critical Areas Ordinance (CAO), and public comments received.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning & Development, 360.570.3722

Presenter(s):

None

Background and Analysis:

Shoreline Master Programs (SMPs) are local land use policies and regulations that guide development and the use of most shorelines. SMPs apply to both public and private uses for lakes, streams, associated wetlands, and marine shorelines. They protect natural resources for future generations, provide for public access to public waters and shores, and plan for water-dependent uses. SMPs must be consistent with the Shoreline Management Act (RCW 90.58) and must be approved by the Washington State Department of Ecology (Ecology).

SMPs must be reviewed and, if necessary, updated to ensure they remain compliant with state laws and local comprehensive plans. This review must be completed every eight (8) years and is known as the "Periodic Review". Olympia's SMP Periodic Review must be completed by June 30, 2021.

Ecology provides technical assistance, guidance documents, and grant funding for this work. Ecology's grant contract requires completion of five tasks, designed to ensure local governments complete the required Periodic Review. The primary task is to review the SMP and draft revisions, if needed.

The City used Ecology's checklist and determined that some changes are needed. This analysis was reviewed by Ecology for their input. The outcome of that review, known as the Gap Analysis, then became the minimum scope of work for the update.

The draft SMP amendments were issued in late October of 2020. Related revisions to the Critical Areas Ordinance (CAO), to update the version of Ecology's guidance the City uses and to ensure consistency and coordination between the SMP and the protection of environmentally sensitive areas, were issued in late November and posted online in early December. The drafts are posted online (Attachment 1) and were attached in full to the public hearing packet for the January 11, 2021 Planning Commission meeting. A summary of the biggest proposed changes is also posted on the project webpage. The City is working with the Department of Ecology under the joint review process, which included the joint public comment period (December 4, 2020 through January 11, 2021) and public hearing (January 11, 2021).

The public comment period closed at the end of the public hearing conducted on January 11, 2021. The City is responsible to provide Ecology with responses to comments received. The Watershed Company and City Staff will prepare the responses, provide the information to Ecology, and post the document on the project webpage. The responses will also be provided to the Planning Commission. The Planning Commission may, but is not required to, wait to review the staff responses to public comments before making its recommendation.

Neighborhood/Community Interests (if known):

Shoreline issues are of interest to our community. Several people submitted written comments expressing viewpoints on the SMP in general, as well as on the proposed amendments. Most comments received call for greater environmental protection of shorelines and specifically for Puget Sound. Although accessible on the project webpage (Attachment 1), the public comments are included with the staff report as Attachment 2.

Options:

1. Begin deliberations on the proposed amendments to the SMP and CAO.
2. Complete deliberations on the proposed amendments to the SMP and CAO and make a recommendation to City Council on the proposed amendments.
3. Do not begin deliberations until a later date.

Financial Impact:

The City entered into a contract with the Washington State Department of Ecology for \$28,000 in grant funding to complete the Periodic Review. The Community Planning and Development Department hired The Watershed Company for professional services to conduct the review, draft required updates, and to assist in the review and adoption process.

Attachments:

- Project Webpage
- Public Comments
- Nisqually Indian Tribe Comments
- West Bay Aerial Photos

Shoreline Master Program (SMP)



About the SMP

The Shoreline Master Program (SMP) is a set of local policies and regulations adopted by the City under the State's Shoreline Management Act that generally applies to all major water bodies and lands within 200 feet of those waters.

- [View the 2015 Olympia SMP](#)
- [View the 2018 Olympia SMP - as amended \(Appendix A\) \(Appendix B\)](#)

Periodic review

Every eight years, counties and cities must review the SMP to ensure it remains consistent with any changes in state law, the adopted Comprehensive Plan, and any changes in local circumstance.

The periodic review is not as involved as the “comprehensive update” that Olympia completed in 2015. The comprehensive update was a major rewrite of the SMP that took several years to complete.

For the periodic review, the Washington State Department of Ecology (Ecology) provides a checklist for us to identify and evaluate any needed revisions. Ecology also provides grant funds to help cover the costs associated with conducting the review. The City of Olympia will conduct this review in 2020 and the first half of 2021.

- [View the gap analysis based on Ecology's checklist](#)
- [Fact sheet](#)
- [Info sheet: Summary of biggest changes](#)
- [Info sheet: Waterfront recreation setback and VCA changes](#)
- [SMP Revisions - Public Draft #1](#)
- [CAO Revisions - Wetland Buffers](#)

The public hearing was conducted jointly with the Washington State Department of Ecology on Jan. 11, 2021. The Planning Commission will provide a recommendation to the City Council regarding the proposed amendments.

Amendments must be approved by the City Council and the Department of Ecology.

- [View public comments](#)

How to participate

Please contact Joyce Phillips at 360.570.3722 or jphillip@ci.olympia.wa.us and ask to be added to the interested parties list to receive periodic email updates.

You can also subscribe to the Planning & Development newsletter at olympiawa.gov/subscribe to receive this and other planning related information.

- [View the Public Participation Plan](#)
- [Frequently Asked Questions](#)

Questions?

For questions about the Periodic Review contact Joyce Phillips at 360.570.3722 or jphillip@ci.olympia.wa.us.

For questions about shoreline development or permits contact 360.753.8314 or cpdinfo@ci.olympia.wa.us.

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The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources.

From: hwbranch@aol.com
To: [Joyce Phillips](#)
Subject: SMP review comments including my name
Date: Wednesday, August 19, 2020 10:25:44 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

The SMP is grossly lacking in four ways:

1. If we are concerned about a marine environment like Budd Inlet we should include the scientific discipline of oceanography, the study of the interrelationships between physical, chemical and biological parameters. Physical parameters would include things like depth, persistent mixing patterns and availability of sunlight. Chemical parameters would include things like dissolved oxygen and nutrients. Biological parameters would include things like phytoplankton and zooplankton up to apex predators like diving ducks.
2. Somewhere it would be nice to see some classical methodology, that is, observation, hypothesis, test, conclusion. Much of what we see here is shotgunned data and engineering reports leading us nowhere.
3. The report should include tributaries that drain directly to Budd Inlet including Ellis, Schneider and Moxlie Creeks. Of particular significance is the combined effect of these estuaries. These watersheds are simply named and as far as I can tell only in one sentence.
4. East Bay Waterfront Park is briefly given favorable mention. This Park, an invitation for children to go down and play in dioxin as high as 1100 ppt, has fortunately somewhat gone away. But we still have a problem. We conducted a Sediment Characterization of Budd Inlet at great expense. The next steps were to be identification of sources and source control. That never happened.

Harry Branch
239 Cushing St NW
Olympia WA 98502
360-943-8508

2.5 Aquatic Environment Management Policies

- A. The *Aquatic* environment designation should apply to lands water-ward of the Ordinary High Water Mark.
- B. Allow new or expanded overwater structures only for water-dependent uses, public access, or ecological restoration.
- C. The size of new overwater structures should be the minimum necessary to support the structure’s intended use.
- D. In order to reduce the impacts of shoreline development on shoreline ecological functions and ~~increase effective use of water resources~~, multiple uses of overwater facilities should be encouraged.
- E. All development and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly fish forage habitat and those species dependent on migration.
- F. Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.

Commented [A6]: Per Gap Analysis Report – Appendix A, Item 7

Commented [A7]: Per Gap Analysis Report – Appendix A, Item 8

Commented [A8]: Per Gap Analysis Report – Appendix A, Item 9

G. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

~~G.H.~~ Soft shore stabilization methods or habitat restoration approaches waterward of the OHWM should be encouraged when ecological functions can be improved, such as through restoration as envisioned in the West Bay Environmental Restoration Assessment Report for some reaches.

1

Commented [A9]: Per City staff review team request.

~~H.~~ Space for preferred shoreline uses should be reserved. Such planning should consider upland and in-water uses, water quality, navigation, presence of aquatic vegetation, existing shellfish protection districts and critical wildlife habitats, aesthetics, public access and views.

Commented [A10]: Per Gap Analysis Report – Appendix A, Item 10

Text re-located to 2.4 (Shoreline Use and Development Policies).


2.6 Natural Environment Management Policies

- A. The *Natural* environment designation should be assigned to shoreline areas if any of the following characteristics apply:
 - 1. The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;
 - 2. The shoreline is ~~considered to represent~~ characterized by ecosystems and geologic types that are of particular scientific and educational interest; or
 - 3. The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.
- B. Priest Point Park is one of a few shorelines along Budd Inlet that is ecologically intact. Therefore, any use or modification that would substantially degrade the ecological functions or natural character of this shoreline area should not be allowed.
- C. Scientific, historical, cultural, educational research uses, and water-oriented recreation access may be allowed provided that no significant ecological impacts on the area will result. Recreation uses should be limited to trails and viewing areas.

Commented [A11]: Per Gap Analysis Report – Appendix A, Item 11

Summary of Comments on SMP-Revisions-Public-Draft-1-NS12.15.pdf

Page: 11

 Number: 1 Author: steinnes Subject: Sticky Note Date: 11/23/2020 2:38:37 PM

Armoring above OHWM can also impact functions such as sediment recruitment, shade, and insect prey fallout. Restoration or replacement using soft approaches above OHWM can also be valuable. Would suggest removing the "waterward of the OHWM" if possible to encompass a wider range of projects and locations.

Fair market value: The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials.

Float: A floating platform similar to a dock that is anchored or attached to pilings and which does not connect to the shore. A float may serve as a temporary moorage facility but is not intended to be used for boat storage. Floats are also used for swimming, diving or water skiing.

Floating home: A building on a float used in whole or in part for human habitation as a single-family dwelling that is moored, anchored, or otherwise secured in waters, and is not a vessel, even though it may be capable of being towed.

Floating on water residence: Any floating structure other than a floating home that: (i) is designed or used primarily as a residence on the water and has detachable utilities; and (ii) whose owner or primary occupant has held an ownership interest in space in a marina, or has held a lease or sublease to use space in a marina, since a date prior to July 1, 2014.

Flood hazard reduction measure: Flood hazard reduction measures may consist of nonstructural measures, such as setbacks, land use controls, wetland restoration, dike removal, use relocation, biotechnical measures and stormwater management programs, and of structural measures, such as dikes, levees, revetments, floodwalls, channel realignment, and elevation of structures consistent with the National Flood Insurance Program (NFIP).

Floodway: The “floodway” area that has been established in Federal Emergency Management Agency rate maps not including those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Functional Disconnect: [An existing, legally established public road or other substantially developed surface which effectively eliminates the capacity for upland areas to provide shoreline ecological functions, as defined in WAC 173-26-201\(2\)\(c\).](#)

1


Commented [A36]: Per Gap Analysis Report – Table 8, Item 3 and Appendix A, Item 76

Gabions: Structures composed of masses of rocks, rubble, soil, masonry or similar material held tightly together usually by wire mesh, fabric, or geotextile so as to form layers, blocks or walls. Sometimes used on heavy erosion areas to retard wave action or as foundations for breakwaters or jetties.

Groin: Structure built seaward at an angle or perpendicular to the shore for the purpose of building or preserving an accretion beach by trapping littoral sand drift. Generally narrow and of varying lengths, a groin may be built in a series along the shore.

Harbor Area: The area of navigable waters determined as provided in Article XV, Section 1 of the State Constitution, which shall be forever reserved for landings, wharves, streets, and other conveniences of navigation and commerce.

Height (of Structure): The difference between the average grade level and the highest point of a structure (not including temporary construction equipment); provided, that television antennas, chimneys, and similar appurtenances shall not be used in calculating height except where such appurtenances obstruct the view of the shoreline from a substantial number of residences on areas adjoining such shorelines.

 Number: 1 Author: steinnes Subject: Sticky Note Date: 11/23/2020 2:31:43 PM

While some shoreline ecological functions may be reduced or eliminated by a shoreline-adjacent road or other infrastructure, many shoreline functions may remain including shade, habitat, and soil stabilization.

use of the property or the conditions at the shoreline. Existing access meeting the standards described herein may be used to meet setback incentive provisions.

3. Trail shall be a commuter multi-use trail on a public easement no less than twelve (12) feet in width and providing no less than a 12-foot wide clear travel path, providing continuous public access across the site and shall be placed upland of the Ordinary High Water Mark and constructed to commuter multi-use trail standards as included in the City's Engineering Design and Development Standards. Existing trails meeting the requirements described herein may be used to meet setback incentive provisions. To receive setback reduction credit the trail must be built on the site.
4. Vegetation restoration shall be planting of native shoreline vegetation in excess of that required to achieve no net loss of environmental function from unavoidable impacts associated with a development proposal. Plantings shall substantially mimic undisturbed native shorelines in the South Puget Sound in plant species, species mixture and plant density. Vegetation restoration shall be accomplished through an approved Vegetation Management Plan. Restoration ratios shall begin at 2 square feet of restoration for every one (1) square foot reduction of the required setback area and demonstrate no net loss of environmental function.
5. Removal of bulkhead shall be the physical removal of a vertical structure and replacement with a softened shoreline treatment. Measures may include use of shoreline contouring, gravels, cobbles, limited use boulders, logs, and vegetation in a manner that promotes native aquatic species and protects the shoreline from erosion.
6. Replacement of a hardened shoreline shall be the physical removal of rip rap or other non-vertical shoreline protection and replacement with a softened shoreline treatment. Measures may include use of shoreline contouring, gravels, cobbles, limited use boulders, logs, and vegetation in a manner that promotes native aquatic species and protects the shoreline from erosion.
7. Water Dependent uses may encroach into the required setback and vegetation conservation area as described in Table 6.3 in accordance with the mitigation sequence in OMC 18.20.410. Reductions to less than a 20-foot setback shall only be allowed where the following two requirements have been met:
 - a. Alternative public access has been provided sufficient to mitigate the loss of direct public access to the shoreline and in no case shall public access be less than twelve (12) feet as described in paragraph 3 above;
 - b. The shoreline bulkhead removal or hardening replacement requirements of 5 or 6 above are met for each linear foot of shoreline impacted and the applicant demonstrates that a reduced setback would not result in the need for future shoreline stabilization.
8. No setback shall be required in the Port Marine Industrial shoreline environmental designation, however, mitigation shall be required to offset any impacts determined through the mitigation sequencing process to ensure no net loss of environmental function and to mitigate for loss of public access.

[Shoreline setbacks shall not apply to areas that are disconnected from the shoreline by an existing, legally established road which results in a functional disconnect from the shoreline.](#)

1



Commented [A54]: Per City staff review team request.

Number: 1 Author: steinnes Subject: Sticky Note Date: 12/15/2020 2:13:02 AM

It's important that any remaining shoreline functions aren't lost because of existing infrastructure exempting the site from shoreline setbacks. Would suggest adding language to better define a Functional Disconnect as a situation where all shoreline ecological functions have been lost. Any remaining functions should be protected with setbacks. Allowing shoreline setbacks to not apply in areas which may have lost some but not all shoreline functions may result in loss of the remaining functions and may impact the viability of restoration projects in these areas by increasing the scale and degree of restoration needed.

From: hwbranch@aol.com
To: [Joyce Phillips](#)
Subject: Shoreline Master Program
Date: Monday, January 04, 2021 7:31:07 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Regarding the Shoreline Master Program (SMP)

City of Olympia:

The public has become keenly aware of the plight of the Souther Resident Killer Whale and their principal prey Chinook salmon. We're slowly learning about the plight of Walleye Pollock, Pacific Herring, Pacific Cod, 15 species of rockfish, chum and sockeye salmon, steelhead, various mollusks and birds, insects and invertebrates. As of December 1, 2015, there were 125 species at risk in the Salish Sea and the number continues to grow. Much of the loss has occurred over the past two decades, under current rules, the status quo, the cauldron of 'mitigation banking' 'no net loss,' and the rest of the regulatory stew.

Allowing a water body to remain physically damaged results in degraded water quality which impacts species composition which degrades water quality which impacts species composition and so on spiraling downward. There is an ongoing net loss caused by existing modifications. A stream in a pipe has no phytoplankton. This is why nitrates travel 18 times farther in a buried pipe than one that sees daylight. And why buried streams are low in dissolved oxygen.

The most critical part of any local watershed is its estuary. Estuaries are those places where fresh water coming from land meets the marine environment. Fresh water being lighter flows out on top of salt water creating persistent circulation patterns. In a pipe circulation is restricted. If we have sunlight we have a mix of phytoplankton and zooplankton and the birth of the food web. Without sunlight we have a septic tank. In the SMP, potential is never a consideration. Restoration potential should be part of every equation. The baseline should be that which existed historically.

The high water mark is the point from which setbacks are measured. The high water mark for the two major streams draining into Budd Inlet lies inside long culverts. The tide flows up a long pipe in both Moxlie and Schneider Creeks. In fact, there are 160 miles of stream-in-a-pipe in Olympia. In regulatory terms they don't even exist. To contradict this edict represents a "collateral attack" on City Codes. If you appeal before the Hearing Examiner, you'll also be informed that you lack standing, unless you or your property will be damaged. Birds, fish and marine mammals have no standing.

The most substantive issue brought up by the State in the Shoreline Master Program Periodic Review is the statement "The City's wetland buffers are not current with the State's most recent guidance." The City's response is that recommendations would result in "little change in the City's current buffer widths" and amendments would be made to chapter 18:32 of the Olympia Municipal Code (Critical Areas) rather than the SMP itself. But revisions to Olympia code 18:32 make no substantive changes to setbacks. It continues to recommend protecting critical areas, aiming at no net loss and providing mitigation for unavoidable impacts through minimizing, rectifying, reducing and compensating for loss.

Priority Riparian Areas are listed as the eastern shore of Budd Inlet, including and north from Priest Point Park, long stretches of western shore of Budd Inlet including West Bay Waterfront Park and the Port Lagoon and much of the shore of Capitol Lake. The priority areas are essentially parks. The prevailing assumption seems to be that humans must destroy any place we reside.

The most glaring unspoken conclusion is that we should simply give up on East Bay, the half-mile long embayment south of Priest Point Park. It's been severely modified and has the worst benthic dioxin

contamination and the poorest water quality in Budd Inlet. Although this way of thinking is in some cases justified, in this instance it represents a clear violation of the Clean Water Act, the Endangered Species Act and numerous other State and Federal laws and regulations.

How about some real changes:

(1) Restoration potential should be part of every equation. The potential inherent in a location should never be ignored.

(2) Under City Code once a stream goes into a pipe in Olympia it no longer exists. Likewise if it's ever day-lighted rules don't apply. This makes sense where there's currently a structure but not as justification for new construction. We should change the rule to in such instances recognize the existence of streams.

(4) The best available science should be employed in every study including a clearly stated observation, hypothesis, test and conclusion otherwise the effort can be incomplete, misdirected and conclusions can be buried in data. Sites should be sampled for any contaminants suspected of possibly being at the site, according to established protocols.

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(6) We should provide SRKW orcas with legal standing, consistent with the global Rights of Nature movement.

Harry Branch
239 Cushing St NW
Olympia WA 98502
360-943-8508

From: jacobsoly@aol.com
To: [Joyce Phillips](#)
Date: Monday, January 04, 2021 11:58:06 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Joyce -- For the record, I agree with Harry Branch's comments below.

Bob Jacobs
720 Governor Stevens Ave. SE
Olympia 98501

360-352-1346

City of Olympia:

The public has become keenly aware of the plight of the Souther Resident Killer Whale and their principal prey Chinook salmon. We're slowly learning about the plight of Walleye Pollock, Pacific Herring, Pacific Cod, 15 species of rockfish, chum and sockeye salmon, steelhead, various mollusks and birds, insects and invertebrates. As of December 1, 2015, there were 125 species at risk in the Salish Sea and the number continues to grow. Much of the loss has occurred over the past two decades, under current rules, the status quo, the cauldron of 'mitigation banking' 'no net loss,' and the rest of the regulatory stew.

Allowing a water body to remain physically damaged results in degraded water quality which impacts species composition which degrades water quality which impacts species composition and so on spiraling downward. There is an ongoing net loss caused by existing modifications. A stream in a pipe has no phytoplankton. This is why nitrates travel 18 times farther in a buried pipe than one that sees daylight. And why buried streams are low in dissolved oxygen.

The most critical part of any local watershed is its estuary. Estuaries are those places where fresh water coming from land meets the marine environment. Fresh water being lighter flows out on top of salt water creating persistent circulation patterns. In a pipe circulation is restricted. If we have sunlight we have a mix of phytoplankton and zooplankton and the birth of the food web. Without sunlight we have a septic tank. In the SMP, potential is never a consideration. Restoration potential should be part of every equation. The baseline should be that which existed historically.

The high water mark is the point from which setbacks are measured. The high water mark for the two major streams draining into Budd Inlet lies inside long culverts. The tide flows up a long pipe in both Moxlie and Schneider Creeks. In fact, there are 160 miles of stream-in-a-pipe in Olympia. In regulatory terms they don't even exist. To contradict this edict represents a "collateral attack" on City Codes. If you appeal before the Hearing Examiner, you'll also be informed that you lack standing, unless you or your property will be damaged. Birds, fish and marine mammals have no standing.

The most substantive issue brought up by the State in the Shoreline Master Program Periodic Review is the statement "The City's wetland buffers are not current with the State's most recent guidance." The City's response is that recommendations would result in "little change in the City's current buffer widths" and amendments would be made to chapter 18:32 of the Olympia Municipal Code (Critical Areas) rather than the SMP itself. But revisions to Olympia code 18:32 make no substantive changes to setbacks. It continues to recommend protecting critical areas, aiming at no net loss and providing mitigation for unavoidable impacts through minimizing, rectifying, reducing and compensating for loss.

Priority Riparian Areas are listed as the eastern shore of Budd Inlet, including and north from Priest Point Park, long stretches of western shore of Budd Inlet including West Bay Waterfront Park and the Port Lagoon and much of the shore of Capitol Lake. The priority areas are essentially parks. The prevailing assumption seems to be that humans must destroy any place we reside.

The most glaring unspoken conclusion is that we should simply give up on East Bay, the half-mile long embayment south of Priest Point Park. It's been severely modified and has the worst benthic dioxin contamination and the poorest water quality in Budd Inlet. Although this way of thinking is in some cases justified, in this instance it represents a clear violation of the Clean Water Act, the Endangered Species Act and numerous other State and Federal laws and regulations.

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Harry Branch

From: [Walt Jorgensen](#)
To: [Joyce Phillips](#)
Cc: tye.menser@co.thurston.wa.us
Subject: Fwd: Re: [growthtalkolywa] shoreline master program
Date: Monday, January 04, 2021 8:16:11 PM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Joyce Phillips, AICP, Senior Planner
 City of Olympia | Community Planning and Development
 601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
 360.570.3722 | olympiawa.gov
 cc: Tye Menser, Thurston County Commissioner
 Dear Ms. Phillips,
 I agree with the comments submitted by Harry Branch below.

Walter R. Jorgensen
 823 North St SE
 Tumwater, WA 98501-3526
waltjorgensen@comcast.net
 360-819-0678 (cell)

“We are what we repeatedly do. Excellence, then, is not an act, but a habit.”—
 Aristotle

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

From: jacobsoy <growthtalkolywa@lists.riseup.net>
 To: growthtalkolywa@lists.riseup.net, envirotalkolywa@lists.riseup.net
 Date: 01/04/2021 11:59 AM
 Subject: Re: [growthtalkolywa] shoreline master program
 I have notified the city of Olympia (Joyce Phillips) for the record that I agree with Harry's comments here.
 I hope others will do the same.
 BobJ

In a message dated 1/4/2021 7:28:52 AM Pacific Standard Time, growthtalkolywa@lists.riseup.net writes:

Comments submitted today to the City and the County
 Regarding the Shoreline Master Program (SMP)
 City of Olympia:

The public has become keenly aware of the plight of the Souther Resident Killer Whale and their principal prey Chinook salmon. We're slowly learning about the plight of Walleye Pollock, Pacific Herring, Pacific Cod, 15 species of rockfish, chum and sockeye salmon, steelhead, various mollusks and birds, insects and invertebrates. As of December 1, 2015, there were 125 species at risk in the Salish Sea and the number continues to grow. Much of the loss has occurred over the past two decades, under current rules, the status quo, the cauldron of 'mitigation banking' 'no net loss,' and the rest of the regulatory stew. Allowing a water body to remain physically damaged results in degraded water quality which impacts species composition which degrades water quality which impacts species composition and so on spiraling downward. There is an ongoing net loss caused by existing modifications. A stream in a pipe has no

phytoplankton. This is why nitrates travel 18 times farther in a buried pipe than one that sees daylight. And why buried streams are low in dissolved oxygen.

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Harry Branch

Comments can be submitted to the City at:

jphillip@ci.olympia.wa.us,

Comment to the County at:

<https://www.thurstoncountywa.gov/planning/Pages/shorelines.aspx>

Unsubscribing is a two step process. First send an email from the email address that you want unsubscribed to growthtalkolympia-unsubscribe@lists.riseup.net

You should then receive an email notifying you that the request has been received, but it is not executed until you hit reply to that email and send that email.

So, two steps to be removed. If you have trouble, you are welcome to simply ask to be unsubscribed or to receive the digest, etc.

To unsubscribe: <mailto:growthtalkolympia-unsubscribe@lists.riseup.net>

List help: <<https://riseup.net/lists>>

From: [Glen Anderson](#)
To: tye.menser@co.thurston.wa.us; [Joyce Phillips](#)
Subject: I AGREE with Harry Branch's message to you about the Shoreline Master Plan
Date: Tuesday, January 05, 2021 9:11:11 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Harry Branch is one of the most knowledgeable people around on this topic.
 I am always impressed with his knowledge and insights.
 Recently he sent you information about the Shoreline Master Program.
 I VERY STRONGLY encourage you to take his comments seriously - and act upon them.

Comments submitted today to the City and the County

Regarding the Shoreline Master Program (SMP)

City of Olympia:

The public has become keenly aware of the plight of the Southern Resident Killer Whale and their principal prey Chinook salmon. We're slowly learning about the plight of Walleye Pollock, Pacific Herring, Pacific Cod, 15 species of rockfish, chum and sockeye salmon, steelhead, various mollusks and birds, insects and invertebrates. As of December 1, 2015, there were 125 species at risk in the Salish Sea and the number continues to grow. Much of the loss has occurred over the past two decades, under current rules, the status quo, the cauldron of 'mitigation banking' 'no net loss,' and the rest of the regulatory stew.

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(6) We should provide SRKW orcas with legal standing, consistent with the global Rights of Nature movement.

Harry Branch

Recently I had an e-mail conversation with someone who is always angry that nonviolent people are not angry enough at right-wingers, racists, and other opponents of human rights. He keeps angrily denouncing the nonviolent people for not being angry enough or strong enough in opposing them.

Martin Luther King, Jr., said something relevant to the kind of contentiousness in that e-mail exchange. Contentiousness that fails to practice honest understanding and real compassion is actually a form of violence. MLK wrote:

“The ultimate weakness of violence is that it is a descending spiral, begetting the very thing it seeks to destroy. ... Returning violence for violence multiples violence, adding deeper darkness to a night already devoid of stars. Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that.”

King’s insight is fully consistent with the point that I make in the workshops I conduct to help people organize nonviolent grassroots movements for social and political change. I explain that conflict has always existed, and conflict always will exist. **What nonviolence does is change the dynamics of the conflict – rewrite the script about how the conflict will play out. Nonviolence is courageous and proactive and powerful.**

Don’t let anyone mislead you into thinking that Martin Luther King was a wimp, or that he was soft on racism. He was very boldly courageous in fighting racism with the only strategy that can succeed: strategic nonviolence.

The real remedy for right-wing cruelty – and anger of some left-wing people who are “triggered by it – is profound nonviolence, and understanding, and compassion.

Glen Anderson (360) 491-9093 glenanderson@integra.net

See insights and resources in my blog’s categories for “Nonviolence” and “Organizing” at www.parallaxperspectives.org



Virus-free. www.avast.com

From: [CityCouncil](#)
To: [Zena Hartung](#)
Cc: [Councilmembers](#); [Jay Burney](#); [Keith Stahley](#); [Debbie Sullivan](#); [Kellie Braseth](#); [Leonard Bauer](#); [Joyce Phillips](#)
Subject: RE: SMP
Date: Tuesday, January 05, 2021 9:20:21 AM

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & 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: Zena Hartung <zhartung@gmail.com>
Sent: Monday, January 04, 2021 2:09 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>; county.commissioners@co.thurston.wa.us
Subject: SMP

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hi,

I've read and agree with Harry Branch, who has advised both the City of Olympia and BoCC re: the Shoreline Master Program.

Please heed his warning and remedy!

Zena Hartung
360-951-8445

From: northbeachcomm@cs.com
To: [Joyce Phillips](#); tye.menser@co.thurston.wa.us
Cc: [CityCouncil](#)
Subject: Shoreline master program, and Comments on Development on Budd Inlet
Date: Tuesday, January 05, 2021 10:21:03 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Subject: City of Olympia Shoreline master program

Hello;

The City of Olympia, Shoreline Master Program (SMP) Periodic Review is on-going. I want to address this plan. The review made the statement "The City's wetland buffers are not current with **the State's most recent guidance**". This means that the City of Olympia needs to have updated wetland buffer language in their review. This is very important. We must update to meet the Wa State language. We cannot allow our shorelines to deteriorate further.

The City's response is that recommendations would result in "little change in the City's current buffer widths" and amendments would be made to chapter 18:32 of the Olympia Municipal Code (Critical Areas) rather than the SMP itself. But revisions to Olympia code 18:32 make no substantive changes to setbacks. We need setbacks!

Currently the setback for buildings built next to Budd Inlet, is 30 feet. This is crazy.

The City Response to a demand for a legitimate set back, continues to "recommend protecting critical areas, aiming at no net loss and providing mitigation for unavoidable impacts through minimizing, rectifying, reducing and compensating for loss". This statement, "compensating for the loss" is problematic! We cannot have loss. The loss of habitat for the eel grass, loss of habitat for the salmon, the food stock of the Endangered Orca whale, are in the balance at Budd Inlet, Puget Sound.

How about some real changes:

(1) In the Shoreline Master Plan, "Restoration potential" should be part of every equation. The potential inherent in a location should never be ignored. For example, we cannot have the loss of eel grass. Eel grass is seaweed. Many aquatic animals need eel grass to live. Putting rocks into the water, along Budd Inlet is not sufficient for rectifying loss. We need WA State language, the recent guidance, that deals with wetland and buffers.

(2) Under City Code the "Green Cove Creek" work done by the City in the 1980's was

replaced by the “Low Impact Standards”. This work deals with Critical areas, and wetlands, wetland buffers. We need to keep the original language of that Green Cove Creek Study. Substituting “Low Impact Standards” language, is unacceptable. We need to have Critical areas safe-guarded, the “Low Impact Standards” put into effect by the City does not do that. The Shoreline Master Plan deals with Critical Areas. We need the full weigh of the wonderful work of the City in the 1980’s, the Green Cove Creek Study, to be used to protect Budd Inlet, for the Shoreline Master Plan. We need Wa State language in the SMP.

(4) The best available science should be employed in every study including a clearly stated observation, hypothesis, test and conclusion otherwise the effort can be incomplete, misdirected and conclusion can be buried in the data. In the Shoreline Master plan, it says, that development sites should be sampled for any contaminants suspected of possibly being at the site, according to established protocols. Without sampling, we have little proof of what is currently at the site. We have old studies, but they are insufficient. We need any developer to conduct a site study on past contamination. Public health and safety demand this for any development on past polluted sites. This should be mentioned in the SMP.

Thank you,
Lisa Riner
2103 Harrison AVE
OLY., WA 9850
360-338-5237

From: [Parallel University Radio Show](#)
To: [Joyce Phillips](#); tye.menser@co.thurston.wa.us
Subject: Regarding the Shoreline Master Program (SMP)
Date: Tuesday, January 05, 2021 10:58:21 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Good Morning , Dear Joyce and Tye , Regarding the Shoreline Master Program (SMP) I agree wholeheartedly with Maine Biologist Harry Branch's analysis of the plight of our degraded and damaged marine environment here in Thurston county specifically South Puget Sound and Budd Inlet . Please note the 6 suggested changes to current body of the Shorelines Master plan that would greatly improve the biological health of South Puget Sound (Salish Sea) environment . Yours , Kim Dobson 60yr resident , PCO Frye Cove 094 , member Steering Committee Fellowship of Reconciliation ,Radio Host Public Affairs KAOS 89.3 for 20 yrs ,Graduate Evergreen Sustainable Agriculture Program 1982
 County of Thurston :
 City of Olympia:

The public has become keenly aware of the plight of the Southern Resident Killer Whale and their principal prey Chinook salmon. We're slowly learning about the plight of Walleye Pollock, Pacific Herring, Pacific Cod, 15 species of rockfish, chum and sockeye salmon, steelhead, various mollusks and birds, insects and invertebrates. As of December 1, 2015, there were 125 species at risk in the Salish Sea and the number continues to grow. Much of the loss has occurred over the past two decades, under current rules, the status quo, the cauldron of 'mitigation banking' 'no net loss,' and the rest of the regulatory stew.

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The most substantive issue brought up by the State in the Shoreline Master Program Periodic Review is the statement "The City's wetland buffers are not current with the State's most recent guidance." The City's response is that recommendations would result in "little change in the City's current buffer widths" and amendments would be made to chapter 18:32 of the Olympia Municipal Code (Critical Areas) rather than the SMP itself. But revisions to Olympia code 18:32 make no substantive changes to setbacks. It continues to recommend protecting critical areas, aiming at no net loss and providing mitigation for unavoidable impacts through minimizing, rectifying, reducing and compensating for loss.

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Harry Branch

Opinions expressed in this email do not represent the Staff ,Management or Underwriters of KAOS 89.3 fm or the Evergreen State College ,Opinions are those of the Host or Guests.

PARALLEL UNIVERSITY radio show on KAOS 89.3FM Olympia Community Radio
<http://www.kaosradio.org> (Air Studio (360) 867-5267) Thursdays 12 to 1pm (pacific time) <mailto:parralleluniversity@yahoo.com> THE TRUTH IS VERY NEAR

From: [Deb J](#)
To: [Joyce Phillips](#)
Cc: tye.menser@co.thurston.wa.us
Subject: FW: Comments on Shoreline Master Program
Date: Tuesday, January 05, 2021 3:43:59 PM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hello Ms. Phillips,

For my comments regarding the Shoreline Master Program, I ask that you accept the comments submitted by Harry Branch about the SMP because I agree completely with what he has said.

We cannot continue to kick the can down the road because that will become a burden for our children. Decisions continue to be made that appear to be in the best interest of moneyed special-interest developers who are more concerned with their profits rather than in the best interest of our citizens who depend on a healthy shoreline environment. We all need a healthy environment in which to live.

I believe the City of Olympia can and must do better.

Respectfully,

Debra Jaqua
 3104 59th CT SE
 Olympia, WA 98501

 From Harry Branch:

Comments submitted to the City and the County Regarding the Shoreline Master Program (SMP)

City of Olympia:

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Allowing a water body to remain physically damaged results in degraded water quality which impacts species composition which degrades water quality which impacts species composition and so on spiraling downward. There is an ongoing net loss caused by existing modifications. A stream in a pipe has no phytoplankton. This is why nitrates travel 18 times farther in a buried pipe than one that sees daylight. And why buried streams are low in dissolved oxygen.

The most critical part of any local watershed is its estuary. Estuaries are those places where fresh water coming from land meets the marine environment. Fresh water being lighter flows out on top of salt water creating persistent circulation patterns. In a pipe circulation is restricted. If we have sunlight we have a mix of phytoplankton and zooplankton and the birth of the food web. Without sunlight we have a septic tank. In the SMP, potential is never a consideration. Restoration potential should be part of every equation. The baseline should be that which existed historically.

The high water mark is the point from which setbacks are measured. The high water mark for the two major streams draining into Budd Inlet lies inside long culverts. The tide flows up a long pipe in both Moxlie and Schneider Creeks. In fact, there are 160 miles of stream-in-a-pipe in Olympia. In regulatory terms they don't even exist. To contradict this edict represents a "collateral attack" on City Codes. If you appeal before the Hearing Examiner, you'll also be informed that you lack standing, unless you or your property will be damaged. Birds, fish and marine mammals have no standing.

The most substantive issue brought up by the State in the Shoreline Master Program Periodic Review is the statement "The City's wetland buffers are not current with the State's most recent guidance." The City's response is that recommendations would result in "little change in the City's current buffer widths" and amendments would be made to chapter 18:32 of the Olympia Municipal Code (Critical Areas) rather than the SMP itself. But revisions to Olympia code 18:32 make no substantive changes to setbacks. It continues to recommend protecting critical areas, aiming at no net loss and providing mitigation for unavoidable impacts through minimizing, rectifying, reducing and compensating for loss.

Priority Riparian Areas are listed as the eastern shore of Budd Inlet, including and north from Priest Point Park, long stretches of western shore of Budd Inlet including West Bay Waterfront Park and the Port Lagoon and much of the shore of Capitol Lake. The priority areas are essentially parks. The prevailing assumption seems to be that humans must destroy any place we reside.

The most glaring unspoken conclusion is that we should simply give up on East Bay, the half-mile long embayment south of Priest Point Park. It's been severely modified and has the worst benthic dioxin contamination and the poorest water quality in Budd Inlet. Although this way of thinking is in some cases justified, in this instance it represents a clear violation of the Clean Water Act, the Endangered Species Act and numerous other State and Federal laws and regulations.

How about some real changes:

(1) Restoration potential should be part of every equation. The potential inherent in a location should never be ignored.

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(6) We should provide SRKW orcas with legal standing, consistent with the global Rights of Nature movement.

Harry Branch

From: [Esther Grace Kronenberg](#)
To: [Joyce Phillips](#); [Tye Menser](#)
Subject: Shoreline Master Program
Date: Tuesday, January 05, 2021 5:12:07 PM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Joyce Phillips and Commissioner Menser,

I am very concerned about the precipitous decline in our natural ecosystems. There has been a 95% decline in shorebirds in just the last 20 years. Obviously what we are doing is not working as despite our good intentions and public pronouncements, the situation continues to grow more and more dire.

That is why I ask you to seriously consider the suggestions of Harry Branch, a respected scientist, when reviewing the Shoreline Master Program.

Now is the time to switch gears and actually work to save what we can before our life systems break down completely.

Thank you for your diligence.

Esther Kronenberg

From: jhawk@gglbbs.com
To: [CityCouncil](#); [Joyce Phillips](#); [Thurston County Commission](#)
Subject: Important support for realities on the ground....and in the water.
Date: Tuesday, January 05, 2021 6:15:17 PM

External Email Alert!

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To all it should concern,

I find Harry Branch's comprehensive and wise commentary here, to be something we should all be considering and acting upon. I support it, I echo it, and I ask you to address it.

For an interesting example of local action on restoring estuary, please turn your attention to the work on the Shelton harbor waterfront--with the collaboration of multiple partners such as the South Puget Sound Salmon Enhancement Group, Mason Conservation District, Capitol Land Trust and the Squaxin Island Tribe.

Funding has been provided by the Washington Department of Ecology National Coastal Wetlands Conservation Grant Program (information [here](#)) and the Salmon Recovery Funding Board (SRFB, information [here](#)). All of the Lead Entities present in South Puget Sound contributed to the project enabling the SRFB to increase the amount of money available.

Take a look here:

<https://squaxin-nr.org/2016/06/shelton-harbor-restoration/>

Why can't we have this kind of vision, intention, action and follow through in Olympia??

Is it time we stopped ignoring our buried estuary, freeing the creeks which have been stuffed into pipes?

JJ Lindsey
 Olympia, WA

PS....I include his letter below, and since Harry is a scientist--it can take a few readings to really absorb. I recommend y'all do that, please.

Regarding the Shoreline Master Program (SMP)

City of Olympia:

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Harry Branch

From: jacobsoly@aol.com
To: [Joyce Phillips](#)
Cc: jacobsoly@aol.com
Subject: SMP Comments 3
Date: Saturday, January 09, 2021 11:39:30 AM

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hi Joyce --

Please provide these comments to the Olympia Planning Commission and the Department of Ecology for Monday's public hearing.

Thank you,

Bob Jacobs

=====

To: Olympia Planning Commission
Department of Ecology

Please accept these comments as my official submission regarding the proposed SMP update. I will be unable to attend your hearing due to the Council of Neighborhood Associations meeting at the same time.

1. My biggest concern about our precious downtown waterfront area is public access. Unlike the goals of environmental restoration/preservation and various business uses, public access has no natural advocacy group. This is the main reason I helped establish Friends of the Waterfront, a nonprofit advocacy organization, about 20 years ago.

Shoreline access is a high priority public value. It should not surprise us that humans love to spend time next to water bodies. For thousands of years, our ancestors needed to live next to the water, so this is in our genes.

In the current context, public access areas, especially walking paths, are the place where environmental and business interests intersect. As I see it, the purpose of the SMP is to find the optimal balance among these uses.

Proposed amendments on pages 16, 50, and 51 attempt to define situations where public access requirements in the current law could be waived. Considering the importance of public access, I think this approach to these situations would be unfortunate. It seems to me that developments in the shoreline area should be expected to contribute to public access facilities.

It strikes me that the city's approach to trees in development plans could serve as a model for shoreline public access. Developments that cannot accommodate trees on-site are required to contribute to a tree fund that is used for street trees elsewhere in the city as needed. Waterfront developments which have no on-site waterfront access possibilities could, it seems to me, be required to contribute to a fund that would be used to establish or improve public access elsewhere. I hope you will consider this idea.

In addition, I believe it would be beneficial to have a better definition of adequate visual access. Visual access is required where physical access is not possible. I believe that visual access should be defined as providing clear views to the water. An example of this is the proposal for Larida Passage (designed but never built) on the isthmus several years ago, where a public viewing platform on an upper level was included. By contrast, consider the current State and Water project, where an extra couple of feet of sidewalk was allowed as visual access, even though the view was across a busy street (the Water Street S-curve) and Percival Landing traffic barriers and vegetation. I do not consider that acceptable.

2. Proposed amendments on pages 92 and 93 deal with the situation where buildings are or become nonconforming. They replace the word "restored" with the word "reconstructed". It seems questionable whether nonconforming buildings should be allowed to be essentially replaced because this perpetuates a non-conformity, which by definition is not desirable. Elsewhere in city codes this is not allowed.

3. New language on page 41 (18.21.300) is confusing. The first two sentences appear to contradict each other as regards structures.

Bob Jacobs

360-352-1346

720 Governor Stevens Ave. SE
Olympia 98501

jacobsoly@aol.com

Public Comment, Olympia Shoreline Master Program (SMP) Revisions

Thank you for the opportunity to comment on the SMP. The best public comment is short. This public comment is very long. The SMP is a long document, and the revisions are peppered throughout it. The SMP is also a very old document, based on environmental policies that have been in place for half a century now. It is fair to say we have reached a point where improving the SMP must be accompanied by rethinking the SMP. Bottom line: right now, the SMP isn't good enough. We have easy and inexpensive access to ample data that tells us so. For this reason, I have taken the time to try to fully contextualize my comments on the revisions, and I hope that you have the patience to read them. If you do, then I sincerely thank you for the gift of your time.

My comment has two parts. The first part addresses the need to make the SMP genuinely protective of the shoreline, the particular burden that Olympia carries in this respect, and general aspects of the SMP and its revisions that call out, not only modification or acceptance/rejection, but for rethinking at the decision-maker level. The second part is deeper comment on specific proposed revisions.

Comment Section One: We Need an Olympia SMP that works.

Budd Inlet is one of the very worst of our South Sound inlets by water quality measures such as [low dissolved oxygen](#). Historically, the Olympia shoreline has been an area of tremendous biological productivity, especially of plankton that form the base of the food chain in the Pacific Northwest lowlands. But the poor quality of Olympia's waters has compromised the ability of the shoreline to support life. Climate change will make the problem progressively worse, as our experience with the 2016 warm water "blob" has demonstrated.

Olympia has many places where the most functionally important shoreline ecosystems, both freshwater and saltwater, are severely compromised. Many of the factors known to contribute to the ecological collapse of Puget Sound can be attributable to urban shorelines or include a shoreline component. There is no question that the continuing effects of past poor management of the Olympia shoreline are leading causes of degradation in Budd Inlet.

We need policies that substantially enhance shoreline ecological functions in "urban intensity" zones where much ecological harm to natural shorelines occurs. Instead of writing off urban shorelines as already lost, the status of Puget Sound as a national estuary of concern as well as a regional treasure and economic engine, means that we need to double down on protection and restoration of function at the critical interface between land and water.

By way of analogy, just as we are learning that the complex web of fungal and bacterial life at a plant's point of contact with the soil is key to crop and forest health, so the interface between the water and the land – the shoreline -- is critical to the resilience of maritime life. For Puget Sound, fixing the urban zone spells the difference between rebuilding resilience, or else taking a dying patient off of life support and having nothing left to admire but the outward surface of a very beautiful corpse.

There is still hope. Despite Olympia's disproportionately large contribution to the degradation of South Puget Sound, its shorelines are nevertheless diligently mapped by the Washington Department of Fish and Wildlife as [priority habitats](#). Shoreline priority habitat species (PHS) specifically listed within Olympia city limits include: Fall Chinook, Fall Chum, Resident Coastal Cutthroat, Coho, Surf Smelt, the Purple Martin, Big Brown Bat, Little Brown Bat, Yuma myotis, and depending on how the City defines its shorelines, could or should include wood ducks and the Olympia Mudminnow as well. Shorebird concentrations including sandpipers and greater yellowlegs; overwintering waterfowl include wigeons, gadwalls, mallards, scaups, buffleheads, ruddy ducks, ring neck ducks and goldeneyes. Remnant wooded shoreline supports osprey, bald eagles and great blue herons, including Olympia's treasured resident herons.

There are also many priority species that are listed by WDFW for Thurston County in general, which can be related to Olympia shorelines, especially historically. These include Pacific Herring, and even Orcas, which commonly

followed salmon to the waters of Budd Inlet as the salmon followed the herring. The hunting of Orca families from our local waters for sale to marine parks was a traumatizing horror for the orca families and human residents alike, and a low point in the history of local stewardship. But we must not forget that this is also an important part of the cultural heritage of Olympia, as were the Fish-Ins that reminded the people of this City of their true obligations to the First Nations, and especially to members of the Squaxin Island, Nisqually and Chehalis tribes.

In their current forms, decades' worth of SMA's for the shorelines of Puget Sound, including Olympia's, are simply not getting the job done. In 2019 the Puget Sound Partnership issued its most recent "State of the Sound" report. It pronounced the Sound to be "in grave trouble." The "no net loss" approach is a failure. Habitat degradation continues to outpace restoration. Executive Director Laura Blackmore stated that "The primary barriers between us and more food for orcas, clean and sufficient water for people and fish, sustainable working lands, and harvestable shellfish, are funding and political fortitude."

Olympia's Shoreline Master Program should serve as the tip of the spear in providing political fortitude at the local level. Political fortitude in an SMA translates into an ability to define clear, consistent (rather than muddled or crossed) goals. It should set meaningful limits based on best available science, not based primarily on past practices and political expedience.

According to Blackmore, the regional priorities for Puget Sound must be habitat protection and restoration, water quality protection, and salmon recovery. The first priority for revisions to the SMA should be to make it more protective of these priorities based on what have learned about what works, and what does not. In other words, it should be based on principles of adaptive management. It should strive towards goals we set because we are truly listening to science, because we are truly dedicated to social and environmental justice, and because we want to make our waters whole again for all our communities, including the finned and the winged.

Olympia's SMA confuses local interests with the intent of the Shoreline Management Act.

The Shoreline Management Act was enacted in 1971 in order to assert the paramount interest of the state and all its peoples in how shorelines are managed, regardless of jurisdiction. The legislature defined that interest as ensuring that reasonable and appropriate use protects against "adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life." The findings of the Puget Sound Partnership and numerous scientific studies show us clearly that the public's "paramount interests" are not protected sufficiently against the adverse results of permitted uses. We simply are not there yet. We need to do better.

One approach to improving the effectiveness of the SMA, so that degraded shoreline is not one of the factors contributing to the especially poor quality of Olympia waters, is to revise the SMP according to the criteria and requirements of the Shoreline Management Act itself.

Prioritization

The Draft SMA helpfully provides the language of Section 2.1(A) of the Shoreline Management Act. The Act provides an "order of preference" prioritized as follows:

1. Recognize and protect the statewide interest over local interest.
2. Preserve the natural character of the shoreline.
3. Long term over short term benefit.
4. Protect resources and ecology.
5. Increase public access to publicly owned areas.
6. Increase recreational opportunities for the public.
7. Anything else defined by the Act as "appropriate or necessary."

Following this “order of preference” could go a long way toward improving the health of Puget Sound. But the Olympia SMA is not written to recognize these priorities holistically, even though it contains many useful elements in a somewhat scattershot rule-by-rule way. Nor are the current proposed revisions intended to correct the SMA’s course so that it moves toward prioritization of natural shoreline. Indeed, the SMA’s description of the City of Olympia’s role in implementing the Act does not even identify goals #1 through #3 listed above, as elements of the SMA’s “purpose and intent.” The emphasis, instead, is on looking inward to city priorities and doing just enough to get by in the current regulatory environment. This makes Olympia no different to most other cities, but ultimately it trends toward piecemeal regulation when the whole point of the 1971 Act is to avoid piecemealing the shoreline to functional death.

The Olympia SMA muddles city interest with the statewide public interest, and largely fails to place the SMP in the urgent context of the 21st century. To build an SMP that works, revisions should contribute to the wellbeing of Puget Sound in the face of population growth, pollution, urbanization of the nearshore environment, species decline, and all of the challenges of climate change that affect our waters and shorelines.

Proposed revisions to accommodate the Port of Olympia’s interest in building an RV park provides an example of the potential hazards of piecemealing. The state has set high and specific standards for the kinds of recreational use that can be permitted on a shoreline. The City has already indicated that it is aware that the state may reject the proposed revisions to the SMA aimed at allowing the Port to build an RV park, on those very grounds. Can the Port show that it is meeting a “demonstrated significant local, state, or national need” for the new proposed use? Is this a use that should be permitted because it cannot be met elsewhere, per Section IV of WAC 127-26-360 (Ocean Management)? Does a tourist RV park, closing off the area to local public use, meet or at least not detract from priorities #5 and #6 listed above? Conversely, could revising the acting definition of shoreline recreational use in order to allow an RV park, have potentially adverse impacts if it is subsequently applied to other shoreline areas in the city once it becomes part of the SMA?

The city may have good answers to all of these questions, and decision makers and the public deserve to hear them. On the other hand, it may not be able to demonstrate that the suggested project-oriented revisions are ultimately the most beneficial. If there is compelling reason to change the SMP in a way that allows a particular project, it should be framed with general principles. Any particular project, such as an RV Park for the Port or a large scale real estate development on the West Side, should be forced to stand on its own merits and either meet the optimal regulatory criteria, or prove itself to be sufficiently beneficial to earn a variance.

Another example is the set of proposed changes to buffer areas. Shoreline contribution to ecological health must be the top priority of the 2020s. There are no jobs on a dead planet, as the saying goes. There is ample documentation of both the economic costs of loss of ecological function, and the economic advantages provided by the ecological services of a healthy and robust shoreline. It is far from clear that the proposed buffer changes would serve to demonstrably and substantially improve how the SMP meets the priorities of the Shoreline Management Act to protect natural shoreline, or how they would work to lift Puget Sound out of its current crisis rather than drive it deeper. Do the changes increase protection, or reduce it? Is it truly sufficient that they (perhaps) meet the standard of “no net loss”?

If we take the Puget Sound Partnership at its word, habitat degradation is the greatest threat, and restoration is the most important way to realize the “full potential of Olympia’s shoreline” at this time.

Listening to Science

As described above, many proposed revisions appear to be based on an insular, city-centered approach to SMA revision. It would be preferable to propose revisions that encourage making the most of the data and science-based guidance available to the city from a wide range of state agencies.

In particular, the Priority Habitat approach of the Washington Department of Fish and Wildlife should be reflected in the SMA. Indeed, it should provide a starting point for the revision process, as WDFW has called for the

utilization of PHS as an adaptive management tool: “Using PHS to trigger local regulations [is recommended](#) by WDFW and the Departments of Commerce and Ecology.” According to the WDFW, “The Washington Administrative Code refers to PHS in sections dealing with Critical Area Ordinances, Shoreline Master Programs and the Essential Facilities Siting Evaluation Council. The state Supreme Court has held that PHS is a valid source of best available science for the Growth Management Act.”

A Priority Habitat approach would provide a robust antidote to the greatest immediate failure of the SMA: its approach to Critical Areas. As will be discussed below, the SMA should not simply adopt the Olympia Critical Areas Ordinance by reference, even where the city code addresses priority species and habitats for streams and shorelines. If the priorities of the Shoreline Management Act are treated as paramount, rather than the priorities of the City of Olympia, then priority species step (or swim) forward to stand in strong relief.

The SMP should have its own Critical Area language based on shoreline ecology and guided by the needs of priority species, especially salmonids. It should not be subordinate to the Growth Management Act. The legislature has made this very clear. “The legislature intends that critical areas within the jurisdiction of the shoreline management act shall be governed by the shoreline management act and that critical areas outside the jurisdiction of the shoreline management act shall be governed by the growth management act. The legislature further intends that the quality of information currently required by the shoreline management act to be applied to the protection of critical areas within shorelines of the state shall not be limited or changed by the provisions of the growth management act.” (RCW 90.58.030)

Protection of productive habitats for salmonids, feeder fish and zooplankton should float to the top of permitting concerns. So too should protection of shoreline vegetation complexes, including remaining forests and wetlands, that support species such as bat and wood ducks, which require trees and snags near water, as well as herons, ospreys and eagles. An independent, science- and species-based approach to identifying priority and critical habitat areas would immediately transform the current SMA’s stream listings in Table 19.200.107(A) (“Streams Subject to the SMP”). The current list does not even identify major streams (and, significantly, their estuary/outflows) such as Indian/Moxlie and Percival Creeks. The SMA should also highlight other kinds of priority shoreline habitats already identified and mapped by the State, including small shoreline streams of importance to chum, for example, or estuary shorelines that are known to be of outsized significance to salmonids and feeder fish, and/or that may be known sources of degrading pollution.

Such an approach, including prioritization of long term over short term benefit, would demand protections from climate change impacts that would go far beyond sea level rise and the city’s extremely geographically limited SLR plan. Again, conservation and restoration of natural shoreline and shoreline vegetation complexes is the best approach we have to assure protection of Puget Sound and the interests of Washington and Olympia residents in the face of climate change. To the degree that both the State and the City of Olympia may seek to incorporate standards of environmental justice and heritage protection, those standards also point toward prioritization of conservation and restoration.

A science-based approach would prioritize stormwater impacts and protection of shorelines from pollution. This would lead in an opposite direction to many of the currently proposed revisions, which seek to embrace an indefensible concept of “functional disconnect” that essentially removes certain areas from protection just because they are urban and developed and literally on the wrong side of the tracks (or road). Prioritization of public access and water-based recreational use under the Shoreline Management Act should also call this ill-defined concept of “functional disconnect” into question.

Looking to the Future

The City is well aware of many potential projects that could have a profound impact on the shoreline during the near-future timeframe covered under this proposed set of revisions. There are potential dredges. There is the always-looming question of dam removal, and a persistent need to complete and implement a plan for WRIA-13

that would include all streams connected to the Deschutes, including its estuary (Budd Inlet). There are proposals for large scale waterfront development/redevelopment. There are important decisions to be made about climate mitigation policies. There is the question of how citizens will have access to the decision-making process, especially as part of proposed revisions to the role of the public hearing examiner. We are now living through an unforeseen and sharply punctuated moment of demographic and economic shifts that may well have implications for how shoreline recreation and access issues in Olympia should be addressed fairly and for greatest long term public benefit.

In light of all this flux even in the near-term, the regulatory [gap analysis](#) approach which appears to have largely framed the revision of the SMA seems timid and almost beside the point. The handful of mandatory revisions highlighted by the study, coupled with a few revisions to bring the SMA in line with other city regulations and policies, will not lead Olympia to substantial and measurable improvements in any of the metrics for the shoreline that truly matter. With the inordinate emphasis on meshing the SMA with other city planning, to a point where the SMA becomes subordinate, the proposed revisions in some instances seem to have the potential to lead the charge in the opposite direction from bracing up the “political fortitude” of our city’s regulators.

We are near the end of this revision process and it is too late to say, “go back to the drawing board.” Unfortunately, it appears that the scope of the task given to the main consultant, The Watershed Company, did not lay out a primary task of highlighting the areas of the current SMP that are insufficiently protective, or suggesting revisions that could best optimize protectiveness. It appears that where the contractor provided helpful advice anyway, the analysis may have been minimized or ignored.

However, it is not too late to say that every proposed revision should be examined through the lens of whether it brings the city closer to successfully decreasing urbanized Olympia’s role as a significant source of stress on South Puget Sound. The fundamental question for decision makers is: does this proposed revision help to turn the degradation around?

There should certainly be no revisions that actually carry the SMA further away from the Shoreline Management Act or that stymie the accelerating evolution of state policy in the face of the environmental crisis.

There should be reference to environmental justice and recognition of the shoreline’s cultural heritage as a home beyond a century’s legacies of built environment. There should be at least a gesture toward the need to prepare for a significant revamping of the SMP, in the next go-round, in order to adopt science-based adaptive management policies. For the present round of revision, the need to look forward might be addressed by calling specifically for more robust inclusion of state-based scientific expertise on a regular basis to assure that the permitting process is truly protective. It would help to outline a sound program of data collection and management in order to establish metrics that can support successful adoption of adaptive shoreline management going forward. The SMA succeeds when it protects the natural shoreline and optimizes its public enjoyment over the long term, with due consideration of priority habitats and environmental justice.

Comment Section Two: Do the Revisions Enhance Shoreline Protection?

While some marginal commentary is made available, the intent of specific revisions to the SMP can be a challenge for the public to parse. Some revisions, such as incorporation of Sea Level Rise, are easy to interpret and are often quite sensible on their face. Others, such as revisions to processes related to permitting authority and the role of the hearing examiner, are harder to understand.

If comments about specific revisions are off base due to misinterpretation of their scope, effects or intent, then please apply the fundamental criterion upon which these comments are based: the proposed revision should provide better real outcomes in protecting Olympia’s shoreline than leaving the original language in place.

Section 1, Purpose and Intent

Critical areas: 1.6 Regulation by Reference. The implications of this revision are not easy for the public or decision-makers to assess based on the revision language alone, but the City has compiled helpful information on the relationship between the shoreline and the Olympia CAO [here](#). There appear to be areas where the recently revised language of the Olympia CAO weakens shoreline protection, meaning that this revision should not be adopted.

For example, the Olympia CAO appears to remove a prohibition on combining wetland buffer averaging and administrative wetland buffer reductions in shoreline areas. The report by The Watershed Company makes note of this and other issues. The impacts of changes to the OMC and its inadequacies for shoreline protection should be clearly stated for decision makers as they consider adopting this revision. The Watershed Company states that the OMC itself needs to be updated in many areas to follow state guidance. The SMA is powerless to effect such changes to the Olympia code. This is precisely why the legislature finds that there should be a separation between the SMA, and the GMA and city ordinances.

The tables provided by The Watershed Company in its section on “Consistency with the Critical Areas Ordinance” may provide a useful starting point for revision of Critical Area language that brings actual improvement, as discussed above in regard to WDFW priority habitats. This also includes the listing /mapping of critical areas. Again, critical areas under the SMA should look first and foremost to state standards.

Table, Section 1.2: This arguably adds further confusion rather than enlightenment and should be removed. It is pure interpretation, it is immensely oversimplified, and may cause members of the public to miss useful elements of other tools and policies by implying that they are absent or not applicable to a particular situation when they may indeed be applicable. There is no case to be made that this table improves shoreline protection.

Section 1.3(C) and no net loss: From the way it is worded, Section 1.3 (C) implies that RCW 90.58.020 calls for, or at least accedes to a policy of “no net loss of shoreline ecological functions”. This is not true. It should be made clear that the concept of “no net loss” is a City policy formulation at this point. A better revision would call for a net *gain* of shoreline ecological functions in order to “foster the policy contained in RCW 90.58.020.”

More generally, the statement of “purpose and intent” in Section One should set a tone appropriate to the challenges of achieving good shoreline policy in the context of climate change and the documented ecological collapse of Puget Sound. It should incorporate environmental justice and meeting the city’s obligations to and honoring the cultural heritage of the tribes. It should bolster the regional context of shoreline protection by making specific reference to Olympia’s role as guardian of the shoreline under the Shoreline Management Act.

Section 2, Goals and Policies

Garbling the Shoreline Management Act’s priorities: In Section 2.1, Section A, it is unclear why #7 is added when it does not appear to be part of the list in the current RCW. This seems to change Section A from a straightforward enumeration of priorities under the Shoreline Management Act, to a hybrid presentation of state legislative and city priorities.

Sea Level Rise (SLR): Incorporate more fully the revisions recommended by The Watershed Company, including “Expand SLR Plan Scope.” Current SLR planning does not incorporate all six miles of Olympia marine shoreline, or even address impacts of SLR to groundwater (this was out of the scope of the last study but strongly recommended as a necessary next step in SLR planning). There is no reason for shoreline planning to wait for the city and its SLR plan to catch up with the urgent need to regulate the shoreline for SLR and other climate change impacts (long term benefit). Much of this can probably be developed in subsection G.

Incorporate more of the goals and policies of the Shoreline Management Act. For example, it calls for protection “against adverse effects.” It states that there is “a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an

uncoordinated and piecemeal development of the state's shorelines." It calls for public enjoyment of "the physical and aesthetic qualities of natural shorelines of the state" to be "preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally." It calls for permitted uses to minimize, "insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water."

Prioritizing shoreline protection: For subsection F, it would be appropriate to add a qualifier, give the state's preference that shoreline management be conducted according to what is optimal for long term and natural shoreline protection over the long term first and foremost. The policies and regulations should be integrated and coordinated, **to the extent practicable**, with the other goals, etc.

Definitions and 2.1C & D: One reason why we need more robust conversation between the City of Olympia and state scientists, is that the Shoreline Management Act is showing its age in the inadequacy of its definitions. What is the best way to identify a "shoreline of the state"? How does climate change challenge definitions based on tidelines, high and low water marks, 100 year floodplains, and the like? Is the concept of an "urban Intensity" shoreline consistent with what science now tells us about where shoreline should be preserved or even restored? Based on better understanding of salmonid ecology, how should a "segment" of a "natural river" be defined? (Suggestion: include "stems" that flow into a river's estuary.) This revision period is a good time to present ideas on how to make science happen as policy.

Public Access Policies, 2.15 K: Do not accept revision of public access policies that permit new development or redevelopment without on-site public access. Use public input to define "adequate public access" and "immediate vicinity".

Agriculture 2.20 B: There is no reason to assume that well managed land use for agriculture is worse than other land uses. In fact, good conservation practices can make it a better use than others under certain circumstances, including the potential impacts of climate change. The prohibition against agricultural uses should be revised.

Dredging 2.31 F: If it enhances shoreline protection and provides additional environmental safeguards, then revisions to dredging policy are welcome and urgently necessary during this revision period.

West Bay Environmental Assessment Report 2.34 M and throughout: As previously discussed, Restoration and Enhancement Policies and other parts of the SMA should not specifically cite the West Bay Environmental Restoration Assessment Report. Its appearance throughout the SMA has all the appearance of an effort to gain backdoor approval of a specific project. All reference should be removed. If nothing else, consider the current age of the SMA and the assumption that it will carry on into the distant future. Don't put future revisors in the position of having to remove references to an old report or project. The same goes for the Sea Level Response Plan. If there are general policies that can be derived from a referenced report or study (such as the considering the SLR to "determine the minimum necessary size of shoreline stabilization structures,") then apply the principle, and apply it across the board (for example, to *all* shorelines affected by SLR). If it doesn't fit across the board (soft shorelines are preferable to shoreline stabilization structures) then maybe it doesn't belong at all.

Other sections

Camping Facilities 3.3 17.20.120: May not be necessary if a Port RV park is not deemed an improvement to shoreline policy.

Functional Disconnect (various): As previously discussed, this is not a scientifically or socially sound concept. It should be removed throughout.

What is not scientific about it: it ignores the existence of groundwater, stormwater or anything else, possibly including pollutants, that may move across the named structural elements.

What is not socially sound: The concept appears to be applied largely in terms of public access and impacts. But it is not clear that the concept works even in a limited context. For example, the existence of a road does not functionally disconnect a viewer's ability to see the shoreline from the upland side of a road or across a public space. A person or other mobile thing can move across space and not subjectively experience it as a "disconnect."

The concept also appears to be applied in regard to setbacks, where again it should not be assumed that the existence of a physical structure will somehow remove the rationale for a setback requirement. In the absence of a persuasive argument that this can or should be implemented as a universal policy without doing potential harm to achieving the optimal protection of the shoreline in all its aspects, the notion of "functional disconnect" should be eliminated, and each permitting situation should be addressed on its merits.

On the topic of public access, lines of sight, etc: shorelines under the Act, and therefore under the SMA, are not limited to saltwater, but include lakes and streams. It is not clear that the City of Olympia has given due consideration to optimizing public access along non-marine shorelines.

Environmental Excellence under Exceptions to Local Review 3.6 (A): Whatever its specific meaning here (which is unclear), "environmental excellence" clearly does not necessarily equate to "most protective of the shoreline." This language probably goes against the priorities of the Shoreline Management Act. The same applies to the Energy Facility Site Evaluation Council process listed elsewhere. Other items in Section A apply to facilities that already exist, and are therefore probably not objectionable.

Shoreline Permit Procedures 3.13 18.20.280 (C): This appears to revise the exemption process in order to liberalize permitting in ways that provide no apparent enhanced benefit to the shoreline compared to the original language. It may actually broaden the range of permit exemptions. It appears to remove some criteria for exemption, such as: already being exempt from SEPA *and* being "entirely upland of the Ordinary High Water Mark." It appears to remove the criterion that an exemption application can't be decided by an Administrator if a public hearing is requested by an interested party. It appears to broaden the scope of permits and applications that can be decided by a Hearing Examiner. Such proposed revisions do not forward the cause of shoreline protection, and should not be included.

Expansion of nonconforming structures, 3.81 18.20.900: What is the benefit to the shoreline or to the public in revising the SMA to allow expansion of nonconforming structures? The city should consider whether it wants to encourage redevelopment and expansion of shoreline structures in the face of climate change and sea level rise. This revision seems to push an issue that has yet to be fully discussed by the community in terms of climate/SLR strategy.

The same consideration applies to the revision allowing for reconstruction of nonconforming structures damaged or destroyed by acts of nature. This revision appears counterproductive to encouraging the most protective outcomes.

From: [CityCouncil](#)
To: sammerrill3@comcast.net
Cc: [Councilmembers](#); [Jay Burney](#); [Keith Stahley](#); [Debbie Sullivan](#); [Kellie Braseth](#); [Leonard Bauer](#); [Joyce Phillips](#)
Subject: FW: Shoreline Master Program
Date: Tuesday, January 12, 2021 8:02:26 AM
Attachments: [Harry Branch - Re Shoreline Master Program.docx](#)

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & 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.

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

From: Samuel Merrill <sammerrill3@comcast.net>
Sent: Monday, January 11, 2021 8:17 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Cc: Conservation Cmte BHAS <bhas-conservation-committee@googlegroups.com>
Subject: Shoreline Master Program

External Email Alert!

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Dear Members of the Olympia City Council,

Black Hills Audubon endorses the attached Comments, originally submitted to you by Harry Branch concerning the Shoreline Master Program. We agree with his arguments that an ecosystem, science-based approach is needed protect the flora and fauna of Budd Inlet and other waterways in the Olympia area.

Sincerely,

Sam Merrill, Chair
Conservation Committee
Black Hills Audubon

From: hwbranch@aol.com
To: [Joyce Phillips](#)
Subject: Re: Shoreline Master Program
Date: Wednesday, January 13, 2021 6:44:43 PM

External Email Alert!

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Dear Olympia planning commission

In followup to monday night's meeting by the Planning Commission...

Percival Creek was mentioned as having great ecological value because it flows more than 20 cubic feet per second. I inquired as to why no other streams are mentioned. Today I read that Moxlie Creek exceeds that number and near the confluence with Indian Creek can run, on a day like today, as high as 97 cubic feet per second. I find no data on Schneider or Ellis Creeks but my guess is that all these streams would qualify.

Once again, why are these streams considered to have no value? We have numerous opportunities for restoration in these watersheds, long sections of culvert and other armoring that could easily be removed.

The problem for these watersheds is that they are in areas where we want to direct development. The driving wheel is entirely development. If a stream exists in such an area we simply pretend that it doesn't exist.

Harry Branch

To: jphillip@ci.olympia.wa.us <jphillip@ci.olympia.wa.us>
 Sent: Mon, Jan 4, 2021 7:31 am
 Subject: Shoreline Master Program

Regarding the Shoreline Master Program (SMP)

City of Olympia:

The public has become keenly aware of the plight of the Souther Resident Killer Whale and their principal prey Chinook salmon. We're slowly learning about the plight of Walleye Pollock, Pacific Herring, Pacific Cod, 15 species of rockfish, chum and sockeye salmon, steelhead, various mollusks and birds, insects and invertebrates. As of December 1, 2015, there were 125 species at risk in the Salish Sea and the number continues to grow. Much of the loss has occurred over the past two decades, under current rules, the status quo, the cauldron of 'mitigation banking' 'no net loss,' and the rest of the regulatory stew.

Allowing a water body to remain physically damaged results in degraded water quality which impacts species composition which degrades water quality which impacts species composition and so on spiraling downward. There is an ongoing net loss caused by existing modifications. A stream in a pipe has no phytoplankton. This is why nitrates travel 18 times farther in a buried pipe than one that sees daylight. And why buried streams are low in dissolved oxygen.

The most critical part of any local watershed is its estuary. Estuaries are those places where fresh water coming from land meets the marine environment. Fresh water being lighter flows out on top of salt water creating persistent circulation patterns. In a pipe circulation is restricted. If we have sunlight we have a mix of phytoplankton and zooplankton and the birth of the food web. Without sunlight we have a septic tank. In the SMP, potential is never a consideration. Restoration potential should be part of every equation. The baseline should be that which existed historically.

The high water mark is the point from which setbacks are measured. The high water mark for the two major streams draining into Budd Inlet lies inside long culverts. The tide flows up a long pipe in both Moxlie and Schneider Creeks. In fact, there are 160 miles of stream-in-a-pipe in Olympia. In regulatory terms they don't even exist. To contradict this edict represents a "collateral attack" on City Codes. If you appeal before the Hearing Examiner, you'll also be informed that you lack standing, unless you or your property will be damaged. Birds, fish and marine mammals have no standing.

The most substantive issue brought up by the State in the Shoreline Master Program Periodic Review is the statement "The City's wetland buffers are not current with the State's most recent guidance." The City's response is that recommendations would result in "little change in the City's current buffer widths" and amendments would be made to chapter 18:32 of the Olympia Municipal Code (Critical Areas) rather than the SMP itself. But revisions to Olympia code 18:32 make no substantive changes to setbacks. It continues to recommend protecting critical areas, aiming at no net loss and providing mitigation for unavoidable impacts through minimizing, rectifying, reducing and compensating for loss.

Priority Riparian Areas are listed as the eastern shore of Budd Inlet, including and north from Priest Point Park, long stretches of western shore of Budd Inlet including West Bay Waterfront Park and the Port Lagoon and much of the shore of Capitol Lake. The priority areas are essentially parks. The prevailing assumption seems to be that humans must destroy any place we reside.

The most glaring unspoken conclusion is that we should simply give up on East Bay, the half-mile long embayment south of Priest Point Park. It's been severely modified and has the worst benthic dioxin contamination and the poorest water quality in Budd Inlet. Although this way of thinking is in some cases justified, in this instance it represents a clear violation of the Clean Water Act, the Endangered Species Act and numerous other State and Federal laws and regulations.

How about some real changes:

- (1) Restoration potential should be part of every equation. The potential inherent in a location should never be ignored.
- (2) Under City Code once a stream goes into a pipe in Olympia it no longer exists. Likewise if it's ever day-lighted rules don't apply. This makes sense where there's currently a structure but not as justification for new construction. We should change the rule to in such instances recognize the existence of streams.
- (4) The best available science should be employed in every study including a clearly stated observation, hypothesis, test and conclusion otherwise the effort can be incomplete, misdirected and conclusions can be buried in data. Sites should be sampled for any contaminants suspected of possibly being at the site, according to established protocols.
- (5) We need to take a holistic, ecosystem based approach to our critical areas. The baseline should be that which existed historically. Every effort should be made to determine how physical parameters like structure impact chemical parameters such as dissolved oxygen and biological parameters such as phytoplankton.
- (6) We should provide SRKW orcas with legal standing, consistent with the global Rights of Nature movement.

Harry Branch
239 Cushing St NW
Olympia WA 98502
360-943-8508



Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221

January 26, 2021

Joyce Phillips, AICP
Senior Planner
City of Olympia
Community Planning and Development
601 4th Avenue
Olympia WA 98507

Dear Ms. Phillips,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: 20-4936

The Nisqually Indian Tribe's THPO has reviewed the notice of application and accompanying documents that were provided for the above named project and has no further comments or concerns. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach
THPO Department
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov


Annette "Nettsie" Bullchild
THPO Department
360-456-5221 ext 1106
bullchild.annette@nisqually-nsn.gov

Waterfront Recreation Shoreline Environment in Olympia, Washington

Marine Shoreline Setback: 150 feet; Freshwater Shoreline Setback: 30 feet

Marine Vegetation Conservation Area (VCA): 150 feet; Freshwater VCA: 30 feet



Parks in Waterfront Recreation Shoreline Environment = 
Additional parks in the area include Isthmus Park, Heritage Park Fountain, Percival Landing




West Bay Park



2018 Aerial Photo, northern area of West Bay Park.



Measurement ⬆ ✕

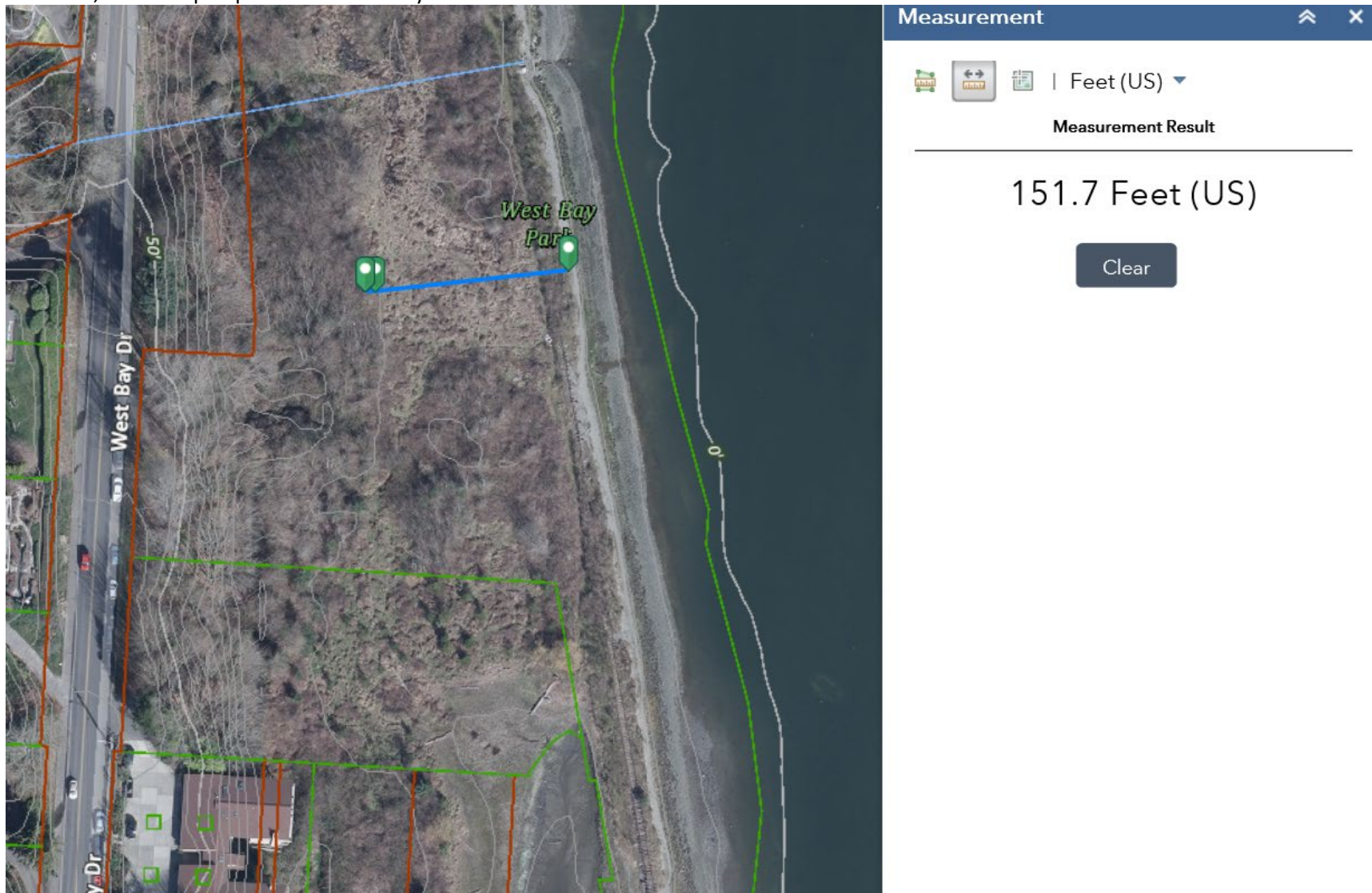
   | Feet (US) ▾

Measurement Result

147.4 Feet (US)

Clear

Southern, undeveloped portion of West Bay Park



Portside West Condominiums



Measurement

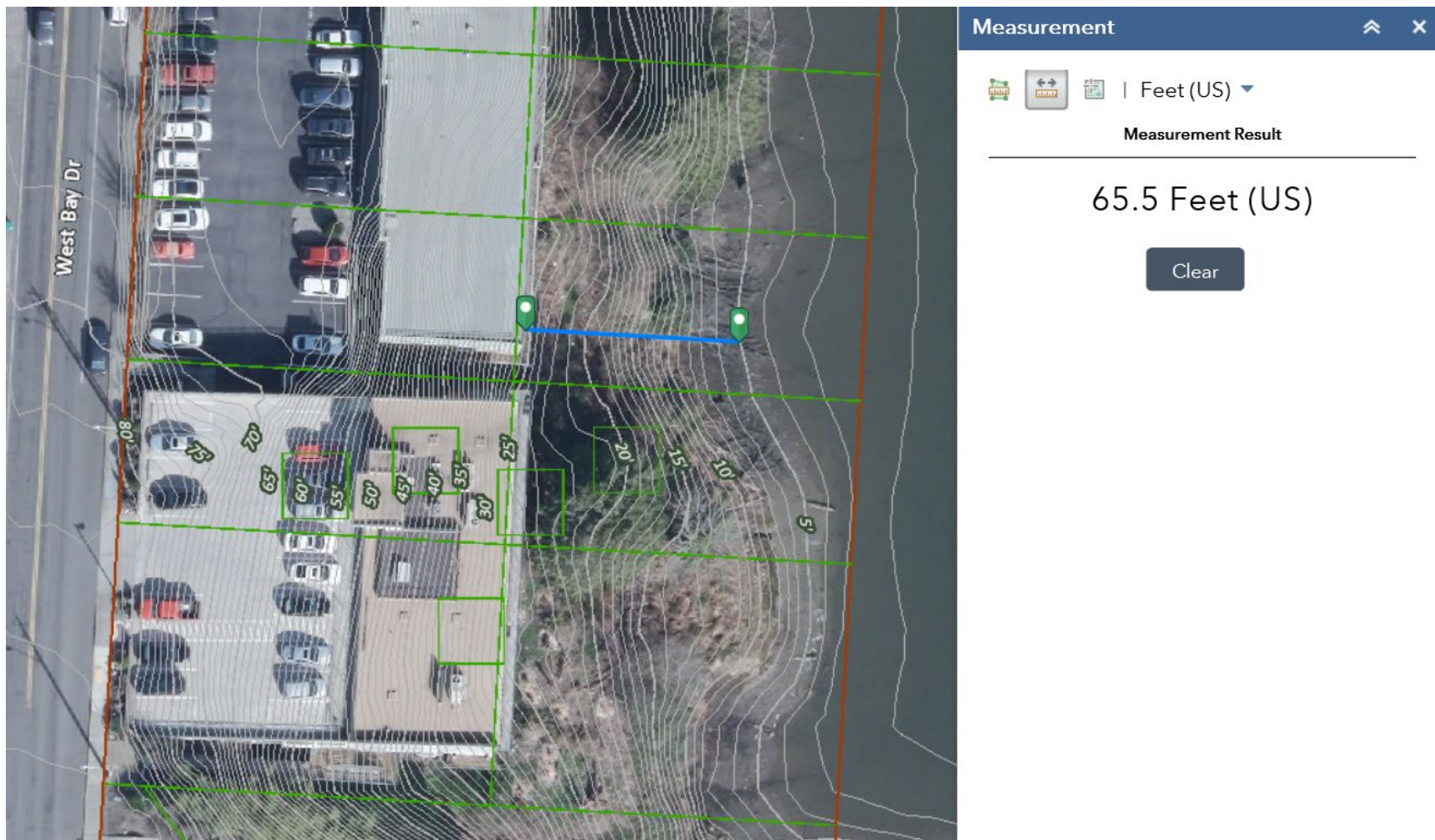
1 Feet (US)

Measurement Result

41 Feet (US)

Clear

Northern Bldg – West Bay Office Building
Southern Bldg – Medical Office and Professional Office Spaces



Kwannchuck Condominiums



Measurement

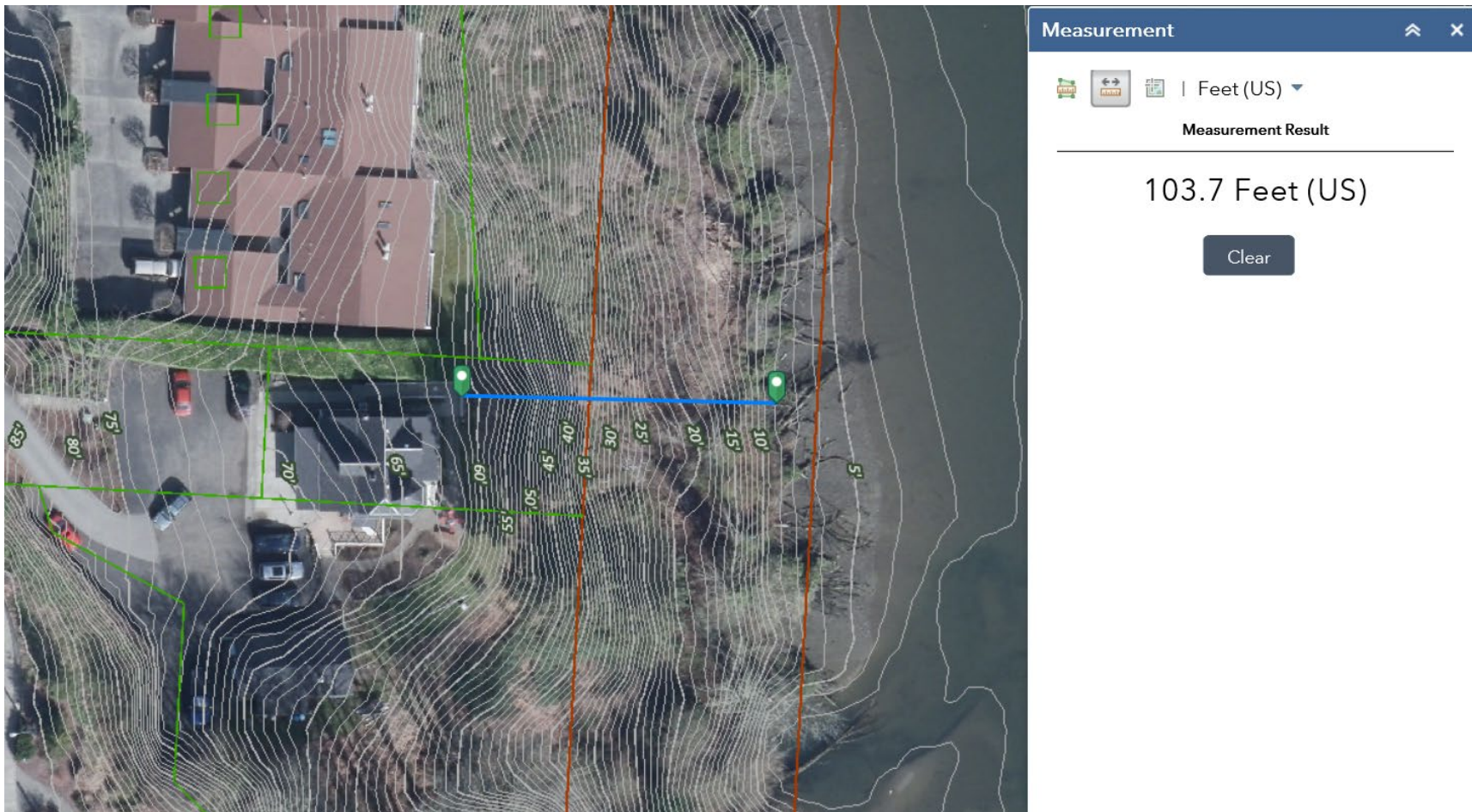
1 Feet (US)

Measurement Result

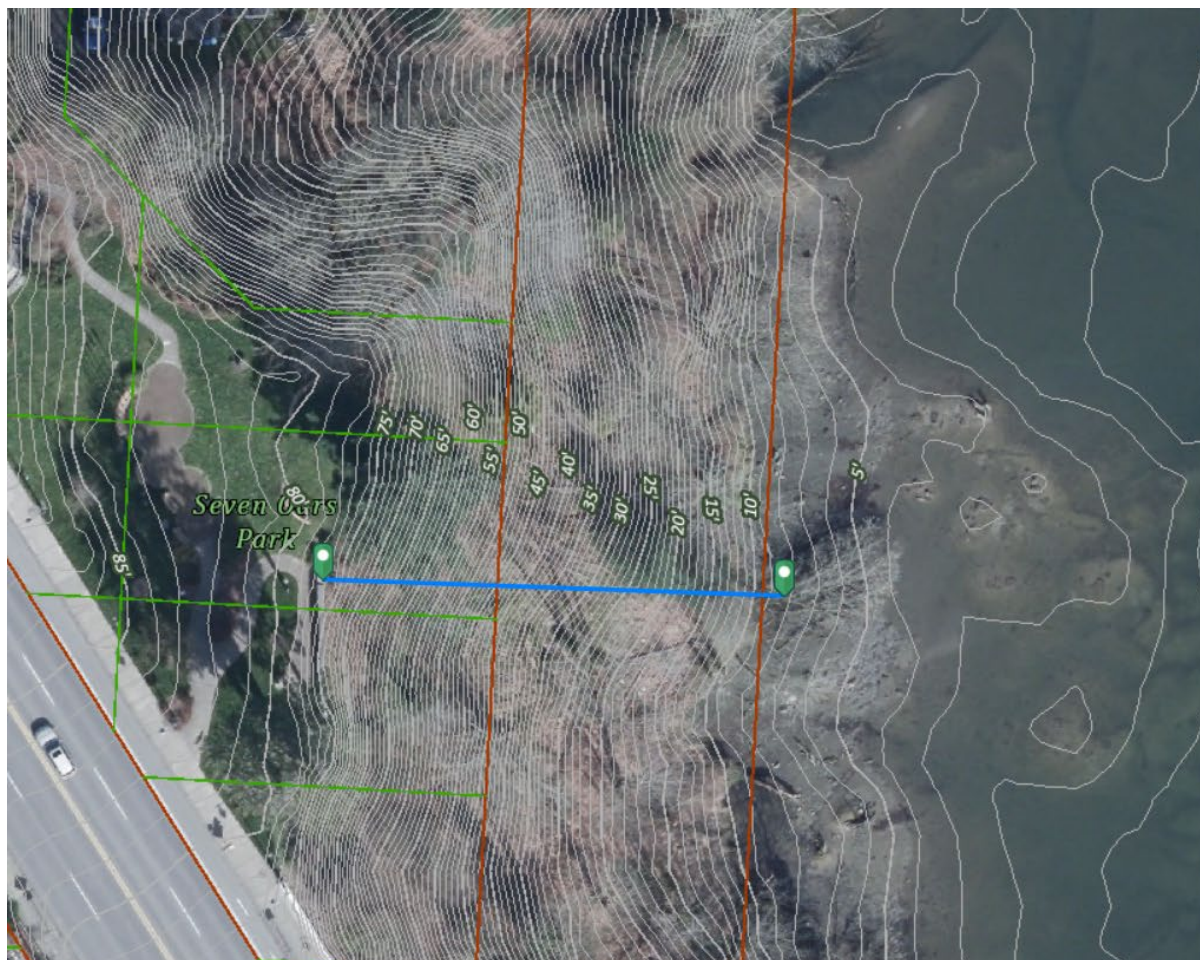
67.1 Feet (US)

Clear

Community Resources



Park of the Seven Oars (City Park)



Measurement

1 Feet (US)

Measurement Result

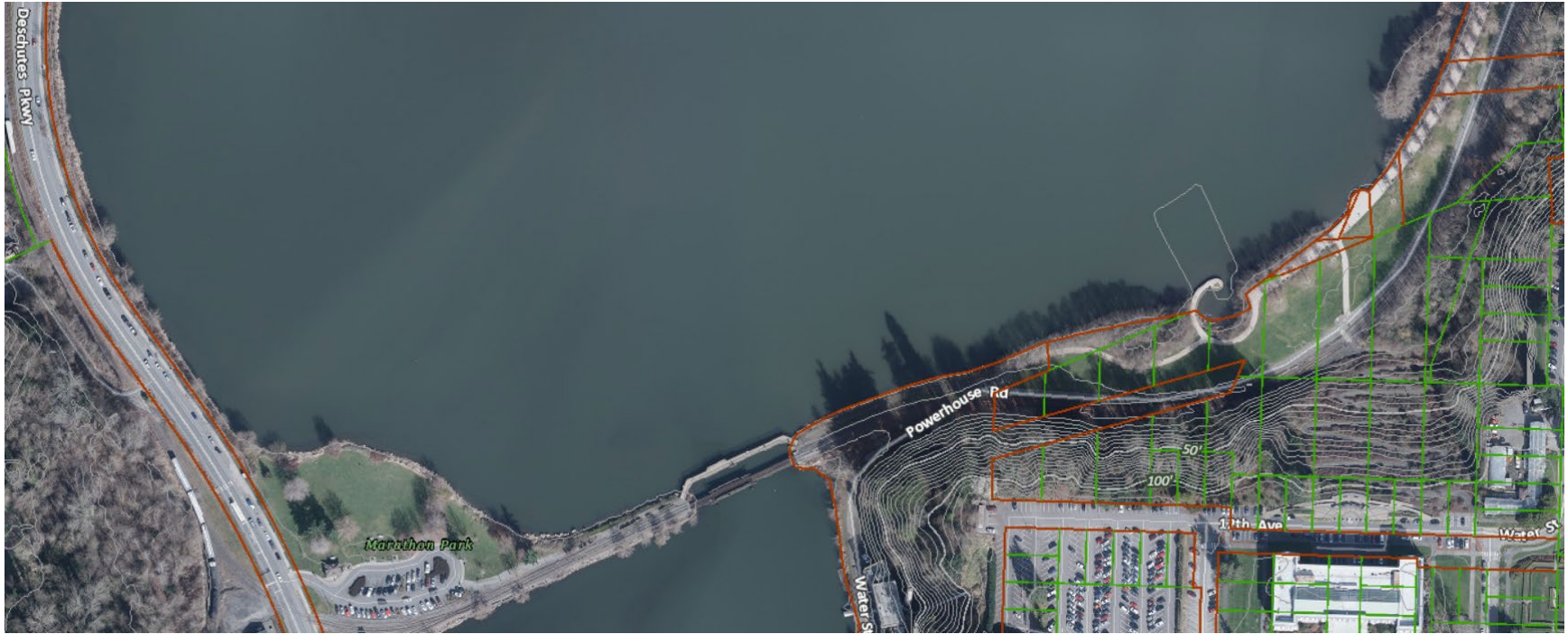
130.4 Feet (US)

Clear

The remainder of the Waterfront Recreation Shoreline Environment abuts Capitol Lake, consisting of Heritage Park and Marathon Park







What is allowed in the VCA?

See 18.20.493 - Permitted Uses and Activities within Vegetation Conservation Areas

- A. Subject to other limitations of this chapter and if also allowed within the applicable shoreline environment designation, the following uses and activities are permitted within vegetation conservation areas without a variance.
1. Transportation facilities and utilities within existing rights-of-way only when it has been determined that alternative upland locations are not feasible;
 2. Public access viewpoints, pedestrian access from upland areas to the shoreline, piers, docks, launch ramps, viewing platforms, wildlife viewing blinds and other similar water-oriented uses;
 3. Public recreation trails identified in adopted plans and those located on existing road or railroad beds;
 4. Educational facilities such as viewing structures and platforms, wildlife viewing blinds and interpretive sites;
 5. Equipment necessary for conducting water-dependent uses such as boat travel lifts for boat maintenance and upland storage, and loading equipment for transport of logs and natural resource materials. Where logs or natural resource materials are loaded directly from the shoreline to a vessel, impacts to the shoreline shall be minimized by:
 - a. Constructing designated loading areas;
 - b. Maintaining equipment to avoid fuel or oil leaks; and
 - c. Implementing best management practices to reduce erosion and discharge of untreated stormwater directly into the water.
 6. Removal of noxious weeds or hazardous trees;
 7. Removal and thinning of trees and vegetation on public property to maintain public view corridors identified in Section 18.20.500;
 8. Improvements that are part of an approved enhancement, restoration, vegetation management or mitigation plan;
 9. Shoreline stabilization only when it is part of an approved project;
 10. The following facilities, fixtures and furnishing shall be allowed within the VCA of public parks and water related recreation areas: 1. paved or unpaved trails, bridges and pedestrian access; 2. picnic shelters, tables and pads not greater than 400 square feet in size; 3. seating, benches, drinking fountains, garbage cans and other site furnishing; 4. public art and art installations; 5. signs, environmental interpretive facilities and information kiosks, and interpretive exhibits; 6. wildlife viewing structures; 7. play equipment and other similar passive parks furnishing and fixtures; **8. restrooms, when no suitable location outside of the VCA exists;** and
 11. Water dependent uses as authorized in OMC 18.20.620 Table 6.3.
- B. Appurtenant and accessory structures other than those described above or in OMC 18.20.690(C) are prohibited within the vegetation conservation area.

18.20.494 - Alterations to Existing Development

Alterations to existing development, including accessory structures, decks, patios, sport courts, and walkways, shall protect existing native vegetation within the vegetation conservation area. If the minimum vegetation conservation area is not present when a site alteration is proposed, the

Administrator may require establishment of such vegetation conservation area where required by Table 6.3 that is necessary to prevent adverse impacts to the shoreline ecological functions that may result from any proposed alterations.

18.20.495 - Vegetation Conservation Area Standards

- A. Speculative clearing, grading, or vegetation removal is prohibited. Clearing, grading and vegetation removal within shoreline setbacks and Vegetation Conservation Areas shall be the minimum necessary for the authorized use or development.
- B. The minimum width of Vegetation Conservation Areas is set forth in Table 6.3 and measured perpendicular to the Ordinary High Water Mark along the entire shoreline of the property. To account for site conditions and to create a more natural Vegetation Conservation Area, the minimum widths may be reduced by 50% by the Administrator upon finding that the total VCA of the parcel is equivalent to the minimum area that would result from the standard minimum width and such reduction will not result in adverse impacts to the shoreline functions; such reductions also known as 'VCA averaging.' Vegetation Conservation Areas exceeding minimums may be proposed or required if necessary to ensure no net loss of shoreline ecological functions will result from proposed shoreline development.
- C. In general, protected and restored Vegetation Conservation Areas shall be composed of native vegetation comparable in species density and diversity to an ecologically similar undisturbed area. Such species density and diversity shall be determined by the Administrator based on best available science. Provided, however, that up to 33% (one-third) of the Vegetation Conservation Area may be utilized for authorized uses and activities described in OMC 18.20.493 provided that impervious surfaces shall not exceed 25% of the VCA. In no case shall the width of a required VCA be less than 10 feet. Encroachment of an authorized use or activity shall require an equivalent area elsewhere onsite be set aside as a VCA and shall not result in a net loss to shoreline ecological functions.
- D. When restoring or enhancing shoreline vegetation, applicants shall use native species that are of a similar diversity, density and type commonly found in riparian areas of Thurston County. The vegetation shall be nurtured and maintained to ensure establishment of a healthy and sustainable native plant community over time.
- E. Lawns are prohibited within the Vegetation Conservation Area due to their limited erosion control value, limited water retention capacity, and associated chemical and fertilizer applications.
- F. Trimming of trees and vegetation is allowed within the Vegetation Conservation Area subject to:
 - 1. This provision does not allow clearing of trees or vegetation except as provided below and elsewhere in this chapter;
 - 2. The limbing or crown-thinning of trees larger than three inches in caliper shall comply with National Arborist pruning standards, unless the tree is a hazard tree as defined in OMC 16.60, Tree Protection and Replacement. No more than 25% of the limbs on any single tree may be removed and no more than 25% of the canopy cover in any single stand of trees may be removed for a single view corridor.
 - 3. Trimming does not directly impact the nearshore functions and values including fish and wildlife habitat;
 - 4. Trimming is not within a critical area of Chapter 18.32 or associated buffer; and
 - 5. Tree topping is prohibited.
- G. Vegetation shall be maintained over the life of the use or development.

- H. Vegetation conservation areas shall be placed in a separate tract in which development is prohibited; protected by execution of an easement dedicated to a conservation organization or land trust; or similarly protected through a permanent mechanism acceptable to the City.



Planning Commission

Drive-Through Restaurants in HDC-2 and 3 Zoning Districts - Public Hearing

Agenda Date: 2/8/2021
Agenda Item Number: 6.B
File Number: 21-0125

Type: public hearing **Version:** 2 **Status:** In Committee

Title

Drive-Through Restaurants in HDC-2 and 3 Zoning Districts - Public Hearing

Recommended Action:

Conduct the public hearing to receive public comment on the proposed zoning code amendment relating to drive through restaurants. If the commission has sufficient information, deliberate and formulate a recommendation to City Council.

Report

Issue:

Public hearing on the proposed text amendment to allow drive-through restaurants to be established in the High-Density Corridor 2 and 3 zoning districts by Conditional Use Permit, for existing buildings that already has an established drive through service.

Staff Contact:

Paula Smith, Associate Planner, Community Planning & Development, 360.753.8596

Presenter(s):

Paula Smith, Associate Planner

Proposal:

The City of Olympia received a proposed text amendment to amend Title 18 of the City's municipal code (Attachment 1) Chapter 18.06 Commercial Districts. The proposal would allow drive-through restaurants to be established in the High-Density Corridors 2 and 3 zoning districts (Attachment 2), subject to a Conditional Use Permit and the following:

1. Allowed for an existing building that has an established drive through service already, and
2. Complies with the fast food vehicle stacking requirements in the Parking and Loading Chapter, section 18.38.100.

Background and Analysis:

As found on Table 6.01 in OMC 18.06.040, restaurants with drive-through facilities are only allowed in a limited number of Olympia's commercial zoning districts (Attachment 2). These zones are:

- For *Existing* Restaurant with Drive-Throughs:
 - Downtown Business (Permitted, if established before January 1, 1994)
 - General Commercial (Permitted)
 - High Density Corridor-3 (Conditional Use)
 - High Density Corridor-4 (Permitted)

- For *New* Restaurant Drive-Throughs are allowed only in:
 - General Commercial (Permitted)
 - High Density Corridor-4 (Permitted)

Use standards for drive-through uses in commercial districts are found in OMC 18.06.060.F (as referenced in Attachment 1).

Note that there are no other specific development or design standards for drive-through businesses other than those found in OMC Chapter 18.38 Parking and Loading, specifically 18.38.100, Table 38.01 for vehicle and bicycle stall requirements based on use, fast food uses require 10 vehicle spaces per 1,000 square feet plus one lane for each drive-up window with stacking space for six vehicles before the menu board.

Issues to Consider

The drive-through function is, by nature, an auto-oriented service. While offering the benefit of customer convenience, they also have the potential for negative impacts if inappropriately located and/or designed. Some of these concerns may include those related to traffic volume, noise and air pollution, visual impacts of long queues of idling cars, and pedestrian safety and experience.

While the City does limit the ability to locate new drive-through restaurants and other uses, there are several drive-throughs that exist in locations where new drive-throughs are no longer allowed (e.g. Wagner's Bakery). In addition, some buildings have improvements in place for drive through facilities that are no longer being used for drive through purposes. A few of these existing buildings are in the HDC-2 and HDC-3 zoning districts. If approved, this amendment would allow those existing buildings to potentially be used for drive-through restaurants in the future, upon approval of a Conditional Use Permit.

Neighborhood/Community Interests (if known):

Staff is unaware of any specific neighborhood or community concerns about this proposed amendment. To date the City has not received any public or agency comments. Any written comments received prior to the public hearing will be provided to the Planning Commission prior to or at the hearing.

Options:

1. Recommend adoption of the draft amendments to City Council as proposed.
2. Recommend adoption of the draft amendments to City Council with revisions.
3. Recommend denial of the draft amendments to City Council.

Attachments:

1. Proposed Text Amendment
2. Zoning Map

18.06.040 TABLES: Permitted and Conditional Uses

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060(GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060(F)(3)								<u>C</u> <u>18.06.060(F)(1)</u>	<u>C</u> <u>18.06.06(F)(1)</u>	P 18.06.060(F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060(U)(3)	C	P	P 18.06.060(U)(2)	P	P	P 18.06.060(U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06.060(N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.060(Q)									

The Olympia Municipal Code is current through Ordinance 7244, passed May 12, 2020.

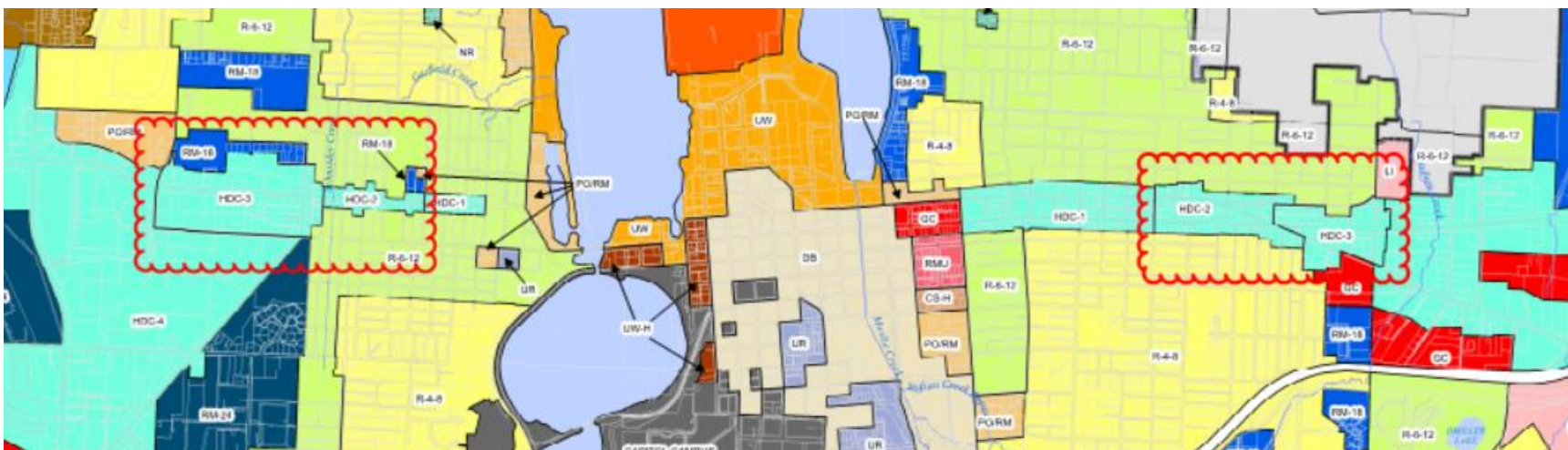
OMC 18.06, Commercial Districts Chapter Section:

18.06.06 F

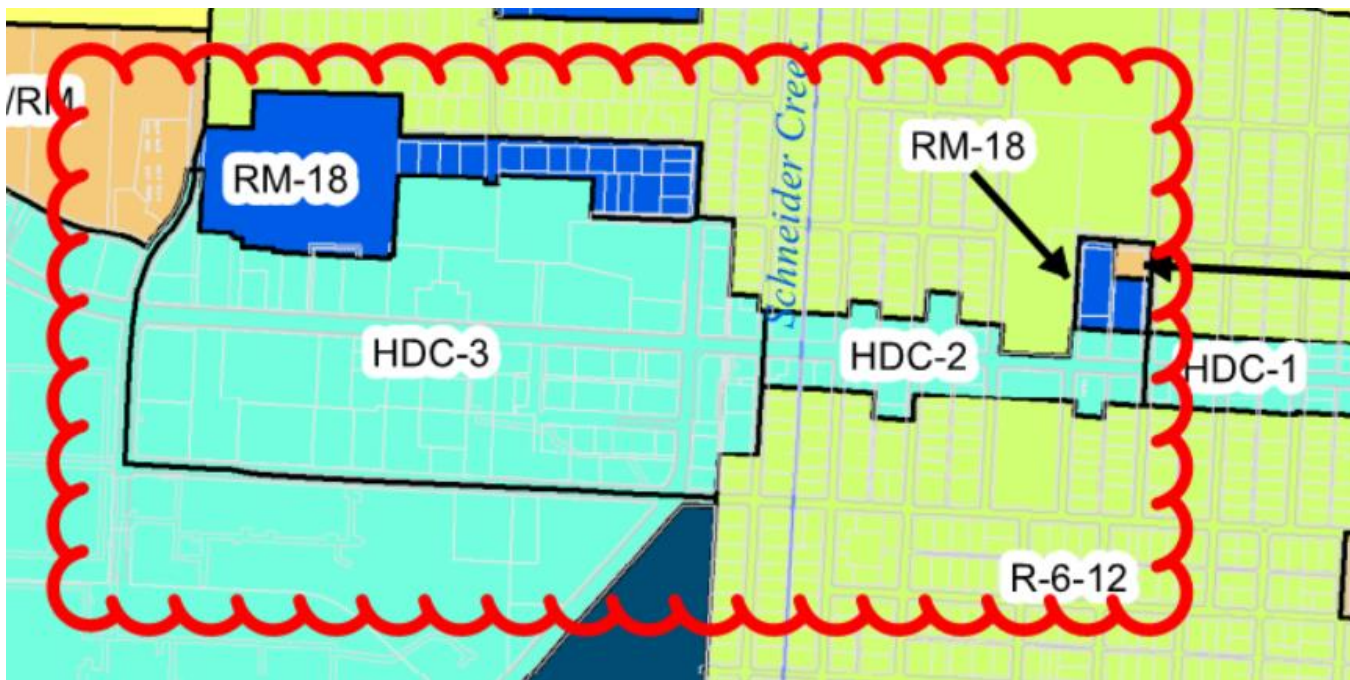
F. Drive-Through and Drive-In Uses.

1. High Density Corridor-2 and 3 (HDC-2 and HDC-3) Requirements. Businesses which serve customers exclusively in their vehicles are prohibited. This includes uses such as drive-through laundry pick-up agencies, drive-through-only banks, and drive-through photo processing services. This does not include car washes. Restaurants are ~~only~~ **not** permitted to have drive-up or drive-through facilities if the building has existing drive through facilities, and complies with the fast food vehicular stacking requirements in 18.38.100
2. Downtown Business and Urban Waterfront (UW) Requirements. Drive-through and drive-in uses are prohibited as a primary or accessory use (exception: drive-through banks are a conditional use). Existing drive-in and drive-through restaurants permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations or conditional use requirements. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.
3. Pedestrian Streets and Drive-Through or Drive-In Uses. Drive-through and drive-in uses are allowed on parcels that abut pedestrian oriented streets, as follows:
 - a. A Streets: Drive-through or drive-in uses are permitted on parcels abutting Pedestrian Oriented A Streets when there is another building(s) or a designated pedestrian plaza or other gathering space located between the drive-through or drive-in building and the street. In the event a pedestrian plaza or gathering space is located between the building and an "A" Street, provisions to prevent vehicles from entering the plaza or gathering space shall be provided (e.g. curb and a landscaped area, bollards, low masonry wall).
 - b. B Streets: Drive-through lanes are prohibited between the pedestrian oriented street and the building. Drive-through lanes may be located to the side or rear of the building when designed for the safety of pedestrians or bicyclists on the sidewalk or other internal designated routes for pedestrians and/or bicyclists.

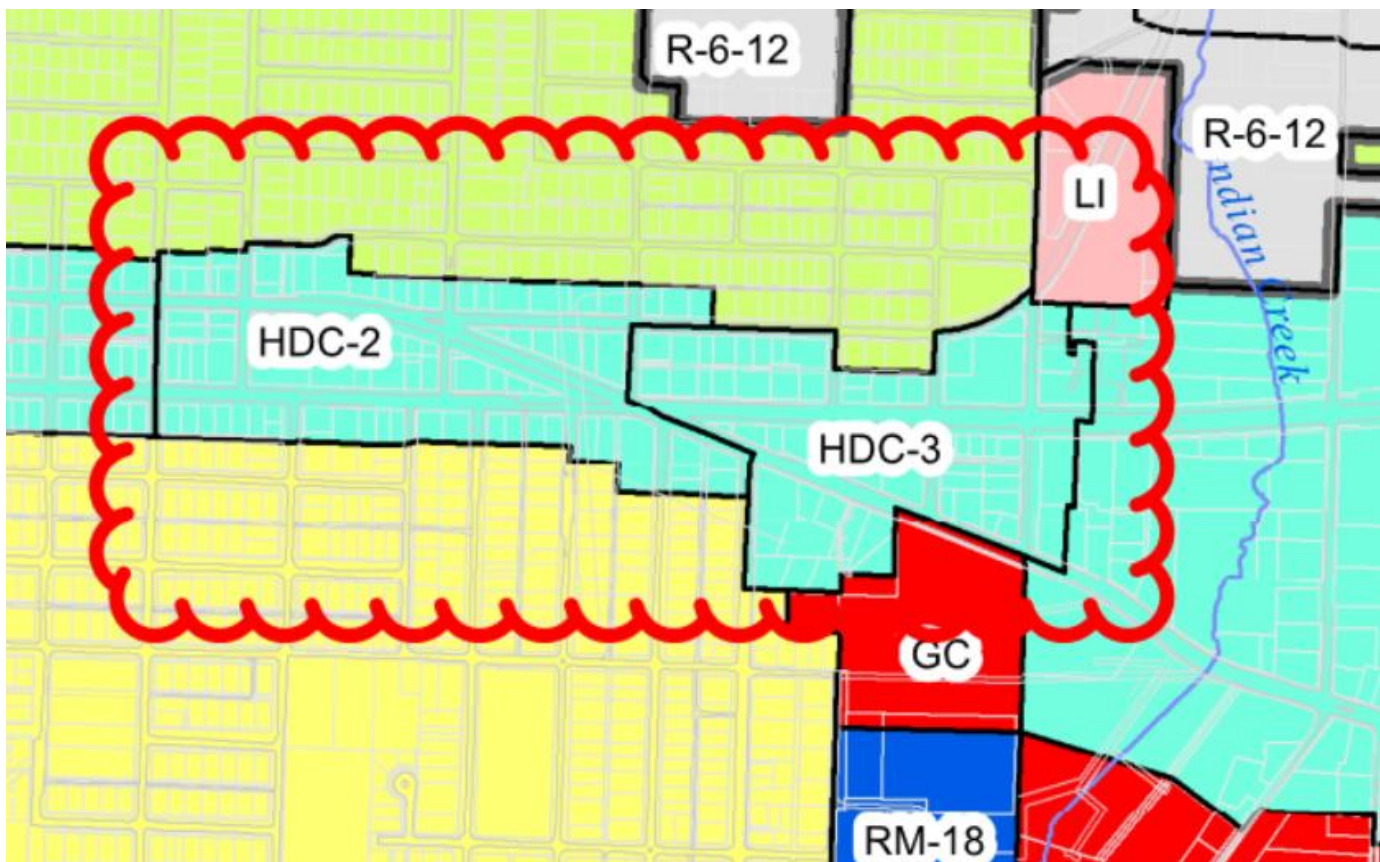
OLYMPIA ZONING MAP (PARTIAL)



HDC 2 and 3 Zoning District Areas



Along Harrison Avenue – West of Plymouth Street and East of Kenyon Street



High Density Corridors along State Avenue/4th Avenue, Pacific Avenue and Martin Way



Planning Commission

2021-2022 Planning Commission Work Plan

Agenda Date:
Agenda Item Number: 6.C
File Number: 21-0092

Type: recommendation **Version:** 2 **Status:** In Committee

..Title

2021-2022 Planning Commission Work Plan

Recommended Action

Recommend approval of the 2021-2022 Work Plan to City Council.

Report

Issue:

Whether or not to recommend approval of the 2021-2022 Work Plan.

Staff Contact:

Cari Hornbein, Senior Planner, Community Planning and Development, 360.753.8048

Presenter(s):

Cari Hornbein, Senior Planner, Community Planning and Development

Background and Analysis:

Each year the Planning Commission proposes an annual work plan that is reviewed by the General Government Committee and approved by the City Council. The work plan will be effective April 1, 2021 through March 31, 2022.

Items considered for inclusion can come from city staff or individual commissioners. A large portion of the work plan includes projects identified by Community Planning and Development. Other items include those carried over from the previous year or referred by City Council.

In developing the work plan, the Planning Commission is expected to consider the following:

- City Council established or adopted goals and priorities, including the Comprehensive Plan, annual Council goals, master plans, budget, etc. (Attachment A, City Council 2021 Priorities)
- Resource availability - budget, staff support, and committee member time;
- Departmental work priorities;
- Commissioner knowledge, interest, and expertise.

A draft work plan was prepared by staff and introduced to the Planning Commission on January 25 (Attachment B). Based on input from the Planning Commission, staff made revisions (Attachment C), including the assignment of tiers under Sections 1, 2, and 3 based on direction from the General Government Committee:

1. Any new items that relate to the Covid-19 pandemic;
2. Any items currently on the work plan that support the City's recovery;
3. Items critical to advancing City Council priorities, particularly around social justice and equity.

Unless further modifications are requested, the Planning Commission will be asked to make a recommendation and prepare a recommendation letter.

Neighborhood/Community Interests (if known):

Much of the work of the Planning Commission is of interest to neighborhoods and community members. As projects move forward, the public will be notified and be given opportunities to comment.

Options:

- Recommend approval of the 2021-2022 Work Plan to City Council as drafted by staff; or
- Modify and recommend approval of the 2021-2022 Work Plan.

Financial Impact:

None; this work is included in the base budget.

Attachments:

- A. Draft 2021-2022 Work Plan
- B. City Council 2021 Priorities
- C. Revised Draft 2021-2022 Work Plan

City Council Priorities

Olympia is a safe, healthy and resilient community

- Support and encourage respectful, inclusive civic engagement
- Support a quality education
- Provide transportation choices
- Support comprehensive wellness, including parks, recreations, arts and more
- Provide quality support for those in need
- Support responsive emergency services for all

Downtown is a regional center for recreation, commerce and business, as well as a vibrant and growing neighborhood

- Support a vibrant and attractive urban destination
- Support a mix of urban housing options
- Support a variety of business enterprises
- Support our cultural institutions and historic resources

Olympia's economy provides opportunities for all residents to meet their life needs

- Support a stable and growing economy
- Support creation of family-wage jobs
- Support quality infrastructure
- Support arts and entertainment
- Support local food production, products and services

Olympia's environment is a treasured asset

- Protect and enhance our water and air quality
- Support a close connection with nature
- Support preservation of quality natural areas
- Work toward a toxic-free community
- Strive to become waste free

Olympia's neighborhoods are strong, welcoming and engaged

- Support distinctive places and spaces
- Support safe and welcoming places to live
- Provide planning for thoughtful growth
- Provide nearby opportunities for goods, services and gathering places

DRAFT
Olympia Planning Commission
2021 Work Plan
(April 1, 2021 to March 31, 2022)

The Olympia Planning Commission (OPC) is expected to hold 21 regular meetings plus one optional “retreat” during this period. Special meetings may be held, and subcommittees may be formed if necessary to more efficiently complete the work plan. The staff liaison to the OPC is Cari Hornbein, Senior Planner, CPD (chornbei@ci.olympia.wa.us; 360.753.8048).

Section 1							
2019 Policy Issues – Will Include a Recommendation to City Council							
Commission recommendations on these items would be forwarded to the City Council. Recommendations may be conveyed in writing, directly by the Commission chair or a delegate, or by City staff. Unless otherwise noted, staff estimates there is sufficient professional and administrative staff time to support Section #1 in 2019. In general, these work items are tasks that State law or local rules require the Commission to perform. Approximately 75% of overall commission effort.							
Title and Description	Tier/ Rationale <i>Retained from prior work plan; may be removed/modified depending on 2021 Council priorities.</i>	Estimated Commission Meeting Time	Estimated Staff Commitment to Supporting the Commission	Estimated Start and Completion	Budget Implications	Commission Role	Source of Proposal
1.1 Shoreline Master Program Periodic Review and Critical Areas Amendments A review of the current Shoreline Master Program, including policies and regulations, to meet the state-mandated periodic update schedule of every eight years. Deliverable: Public hearing and recommendation to City Council.	3 Rationale: Supports economic development. Involves two contracts with 2020 deliverable dates.	4 – 6 hours (2-3 meetings)	CP&D: 10-20 hours Other staff: 10 hours	Started in 2020 and carried over into 2021. OPC involvement expected to wrap up in the first quarter of 2021.	Included in base budget; partially funded with Ecology Grant	Review, public hearing, and recommendation	City Staff
1.2 Short Term Rentals Amendment of development code consistent with Comprehensive Plan – may include refinement or revision of zoning code and evaluation of issues related to short term housing rentals in residential zones. Deliverable: Public hearing and recommendation to City Council of proposed code amendments.	3 Rationale: Supports small, home-based business.	6 hours (2-3 meetings)	CP&D staff: 10 - 15 hours	To Be Determined Based on Staff Resources	Included in base budget	Review, public hearing, and recommendation	City Staff
1.3 Neighborhood Centers Code A review of current development codes, including collaboration with stakeholders such as Coalition of Neighborhood Associations, businesses, and development community. Deliverable: Public hearing and recommendation to City Council of proposed code amendments.	2 Rationale: Supports small businesses and encourages neighborhood resilience	8 hours (3-4 meetings); optional work group hours	CP&D: 20 – 30 hours Other staff: 10 hours	January – December May carry over into 2022	Included in base budget	Review, public hearing, and recommendation	Planning Commission -- continued item begun in 2014

<p>1.4 Annual Comprehensive Plan Amendments</p> <p>Collective review of private and public proposals to amend the Comprehensive Plan. Specific proposals to be reviewed are determined by City Council prior to referral to Planning Commission.</p> <p>Deliverables: Public hearing and recommendation to City Council.</p>	<p>Rationale: Annual process</p>	<p>4 -6 hours (2-3 meetings)</p>	<p>CP&D: 20 hours Other staff: 20 hours</p>	<p>January - September</p>	<p>Included in base budget</p>	<p>Review, public hearing, and recommendation</p>	<p>City Staff/ Private Parties</p>
<p>1.5 Review 6-year Capital Facilities Plan (CFP) http://olympiawa.gov/city-government/budget-financial-reports.aspx</p> <p>Review the Preliminary CFP, hold a public hearing and identify whether proposals comply with the adopted Comprehensive Plan. CPD staff will take lead on preparation of the CFP starting in 2021.</p> <p>Deliverable: Public hearing and recommendation to City Council.</p>	<p>2</p> <p>Rationale: Annual process</p>	<p>8 - 10 hours (4-5 meetings)</p>	<p>CP&D: TBD Other staff: TBD</p>	<p>March - December</p>	<p>Included in base budget</p>	<p>Review, public hearing, and recommendation</p>	<p>City Staff</p>
<p>1.6 Zoning Map and Development Code Text Amendments</p> <p>Review of any privately proposed, staff-initiated, or Council-initiated amendments to the City's development regulations:</p> <ul style="list-style-type: none"> • Restructure land use permit types • Add RV Parks as allowed use in the UW zone district • Housing affordability outcomes from LUEC, e.g., SEPA thresholds, parking standards • Housekeeping amendments • Subdivision Code • Drive-through reuse in HDC zone • Wireless code updates <p>Deliverable: Public hearing and recommendation to City Council of proposed code amendments.</p>	<p>2</p> <p>Rationale: Supports small business and housing affordability</p>	<p>2-4 hours per proposal</p>	<p>CP&D staff: 8 - 10 hours per proposal</p>	<p>HDC Code Amendments January - February</p> <p>Other Items: dependent on timing of proposals</p>	<p>Included in base budget; private applicants pay a \$3,200 fee.</p>	<p>Review, public hearing, and recommendation</p>	<p>City Staff/ Private Party</p>
<p>1. 7 Zoning Code Updates – Downtown http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx</p> <p>Development code amendments for implementation of the downtown strategy:</p> <ul style="list-style-type: none"> • Downtown parking exemption boundary changes • Create district code amendments <p>Deliverable: Public hearing and recommendation to City Council of proposed code amendments.</p>	<p>3</p> <p>Rationale: Supports economic development</p>	<p>6 hours (2-3 meetings)</p>	<p>CP&D staff: 10 - 20 hours</p>	<p>To Be Determined</p>	<p>Included in base budget</p>	<p>Review, public hearing, and recommendation</p>	<p>City Staff</p>
<p>1.8 Joint Plan Recommendations</p> <p>Review Thurston County Joint Plan for consistency with the City of Olympia's Comprehensive Plan.</p> <p>Deliverable: Public hearing (joint) and recommendation to City Council/Thurston County.</p>	<p>2</p> <p>Rationale: Fundament to role of OPC; timing based on County staffing and work priorities.</p>	<p>4-6 hours (2-3 meetings)</p>	<p>CP&D staff: 10 - 20 hours</p>	<p>To Be Determined</p>	<p>Included in base budget</p>	<p>General review and recommendation</p>	<p>City/County Staff</p>

SECTION 2
2019 Optional Program Implementation and/or Input to Council or Staff

As programs are developed and implemented and code amendment proposals and administrative procedures refined, staff often consults with the Commission for their input and perspective. This work is secondary to the primary committee purpose of policy recommendations and advice to the City Council. Depending on scope, there may not be sufficient staff time/resource available in 2019 to accomplish or advance these items. These items comprise approximately 15% percent of the overall commission work plan.

Title and Description	Tier/ Rationale	Estimated Commission Meeting Time	Estimated Staff Commitment (Direct support for Commission role)	Schedule (Estimated start and completion)	Budget Implications	Commission Role	Source of Proposal
<p>2.1 Subarea/Neighborhood Plan</p> <p>Review of Draft Subarea Plan</p> <p>Deliverable: Comments to staff and neighborhood work group; optional recommendation to Council.</p>	<p>2</p> <p>Rationale: Supports small businesses and encourages neighborhood resilience.</p>	<p>2 hours</p>	<p>CP&D staff: 4 hours</p>	<p>Dependent on requests from neighborhood associations.</p>	<p>Included in base budget</p>	<p>Optional advisor to staff, citizens and Council</p>	<p>City staff</p>

SECTION 3 2020 Administrative Activities In addition to their role in providing input on policy and program implementation, the Commission seeks to be a well-informed and effective advisory body. The activities below are intended to improve how the commission accomplishes their work plan each year and ensure they have information and knowledge necessary to fulfill their role. These items comprise approximately 5% percent of overall commission work effort.							
Title and Description	Tier/ Rationale	Estimated Commission Meeting Time	Estimated Staff Commitment (Direct support for Commission role)	Schedule (Estimated Completion)	Budget Implications	Commission Role	Source of Proposal
3.1 Organizational Retreat Annual event focused on improving Commissioner relationships and procedures, and information-sharing and discussion on walkability and reducing the use of automobiles	1 Rationale: May be an opportunity to brainstorm new work plan items that relate to COVID-19 emergency.	10 hours (including retreat)	8 to 10 hours Other staff: Variable	To Be Determined	Included in base budget	Led by Planning Commission	Customary practice
3.2 Preparation of 2021 Work Plan Time allotted for proposing and discussing work items for following year Deliverable: Recommendation to Council	1 Rationale: May be an opportunity to add new work plan items that relate to COVID-19 emergency	2 - 4 hours (1 – 2 meeting)	CP&D: 6 hours	January – February	Included in base budget	Led by Planning Commission	Customary practice

SECTION 4**2020 Informational Briefings**

In addition to their role in providing input on policy and program implementation, the Commission seeks to be a well-informed and effective advisory body. The activities below are intended to improve how the commission accomplishes their work plan each year and ensure they have information and knowledge necessary to fulfill their role. These items comprise approximately 10% percent of overall commission work effort. It is not atypical to not complete the informational briefings listed below, as they are the first items to be displaced when staff and commission time is needed for higher priority work items.

Title and Description <i>Several items carried over from prior work plan; are not listed In any priority at this time.</i>	Estimated Commission Meeting Time	Estimated Staff Commitment (Direct support for Commission role)	Schedule (Estimated Completion)	Budget Implications	Commission Role	Source of Proposal
4.1 Thurston Regional Planning Council Briefing by TRPC staff regarding their role in developing plans, providing data, and administering funds to CPD. Also of interest is how OPC could interact with TRPC, when appropriate, and participate in projects relevant to Olympia's Comprehensive Plan or regional planning projects.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.2 Economic Development Briefing Briefing on economic development opportunities and actions in the city.	1 hour	CP&D: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.3 Park Projects Briefing on major park projects, including information regarding the development of park master plans and use of the Greenprint tool.	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.4 Comprehensive Plan Update Briefings Briefings from city staff regarding Comprehensive Plan update. Topics include: <ul style="list-style-type: none"> • Update process/phased approach • Housing Chapter • Economy Chapter 	1 hour per topic	CP&D: 2 hours per topic	To Be Determined	Included in base budget	Informational Briefing	City Staff
4.5 West Side/Mall High Density Focus Area/Node/Development Incentives Briefing on development incentives on the west side/Capital Mall area.	1 hour	CP&D: 2 hours	To Be Determined	Included in base budget	Informational Briefing	City Staff
4.6 Growth and Development Briefing on population growth and annual development activity within the City and Urban Growth Area.	1 hour	CP&D: 4 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.7 Coalition of Neighborhood Associations Joint meeting between the Planning Commission and the Coalition of Neighborhood Associations (CNA).	2 hours	CP&D: 4 hours	To Be Determined	Included in base budget	Led by Planning Commission	Planning Commission
4.8 Martin Way Corridor Study Briefing on study regarding land use and transportation planning along the Martin Way Corridor; joint effort between Intercity Transit, Lacey, and Thurston County.	2 hours	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget; partial funding from the Federal Surface Transportation Block Grant Program	Informational Briefing	City Staff

4.9 Regional Housing Action Plan Briefing regarding strategies to increase Olympia's affordable housing units, including existing and possible tools and incentives.	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.10 Homelessness Response Plan Briefing http://olympiawa.gov/community/homelessness/Response-Plan.aspx Briefing on the City's strategies to respond to homelessness	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.11 Legislative Briefing Briefing on the 2022 Legislative session, with an emphasis on the City's legislative agenda and outcomes with impacts on local government and priority issues for the City.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.12 Downtown Strategy Briefing http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx Briefing on implementation of the Downtown Strategy and an update on the Port of Olympia Vision 2050 planning process.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.13 Economic Development Briefing Briefing on economic development opportunities and actions in the city.	1 hour	CP&D: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
4.14 Development Patterns Explore development patterns and their impact on walkability and density.	To Be Determined	To Be Determined	To Be Determined	To Be Determined	Led by Planning Commission?	Planning Commission
4.15 Solar Access Develop solar access regulations for inclusion in the zoning code.	To Be Determined	To Be Determined	To Be Determined	To Be Determined	To Be Determined	Planning Commission
4.16 Priorities, Performance, and Investment (PPI) Cycle http://olympiawa.gov/city-government/codes-plans-and-standards/action-plan.aspx Briefing on the Community Indicator Dashboard and Action Plan, and provide input on the Commission's role in the annual Priorities, Performance, and Investment (PPI) cycle for implementing the Comprehensive Plan.	2 hours	5-7 hours	To Be Determined	Included in base budget	Advisor to staff and Council	Comprehensive Plan

DRAFT
Olympia Planning Commission
2021 Work Plan
(April 1, 2021 to March 31, 2022)

The Olympia Planning Commission (OPC) is expected to hold 21 regular meetings plus one optional “retreat” during this period. Special meetings may be held, and subcommittees may be formed if necessary to more efficiently complete the work plan. The staff liaison to the OPC is Cari Hornbein, Senior Planner, CPD (chornbei@ci.olympia.wa.us; 360.753.8048).

Section 1: 2021 Policy Issues – Includes a Recommendation to City Council							
Commission recommendations on these items would be forwarded to the City Council. Recommendations may be conveyed in writing, directly by the Commission chair or a delegate, or by City staff. Unless otherwise noted, staff estimates that there is sufficient professional and administrative staff time to support Section #1 in 2021. In general, these work items are tasks that State law or local rules require the Commission to perform. Comprises approximately 75% of overall Commission effort.							
Title and Description	Tier/Rationale <i>Based on 2021 GGC Direction/Council Priorities</i>	Estimated Commission Meeting Time	Estimated Staff Commitment <i>(Direct support for Commission role)</i>	Schedule <i>(Estimated start and completion)</i>	Budget Implications	Commission Role	Source of Proposal
1.1 Short Term Rentals Amendment of development code consistent with Comprehensive Plan. May include refinement or revision of zoning code and evaluation of issues related to short term housing rentals in residential zones. Deliverable: Public hearing and recommendation to Council.	2 Rationale: Supports small, home-based business.	6 hours (2-3 meetings)	CP&D staff: 15-20 hours	February – June	Included in base budget	Review, public hearing, and recommendation	City Staff
1.2 Neighborhood Centers Code A review of current development codes as well as trends regarding housing and the economy to determine the best path for Comprehensive Plan implementation. Includes an overview of work done by staff prior to the pandemic, and identifying data and informational needs. Includes collaboration with stakeholders such as Coalition of Neighborhood Associations, businesses, and the development community. May include code amendments and zoning map changes, and/or further direction to staff to address during the Comprehensive Plan update. Deliverable: Public hearing and recommendation to City Council.	2, 3 Rationale: Supports small businesses and neighborhood resilience.	8 hours (3-4 meetings)	CP&D: 20-30 hours Other staff: 15-20 hours	January – December	Included in base budget	Review, public hearing, and recommendation	Planning Commission -- continued item begun in 2014
1.3 Annual Comprehensive Plan Amendments Collective review of private and public proposals to amend the Comprehensive Plan. Specific proposals to be reviewed are determined by City Council prior to referral to Planning Commission. Deliverables: Public hearing and recommendation to City Council.	3 Rationale: Annual process. The docket is approved by City Council; items moving forward would be consistent with their priorities.	4-6 hours (2-3 meetings)	CP&D: 20-30 hours Other staff: 15-20 hours	January - September	Included in base budget	Review, public hearing, and recommendation	City Staff/ Private Parties
1.4 Review 6-year Capital Facilities Plan (CFP) Review the Preliminary CFP, hold a public hearing and identify whether proposals comply with the adopted Comprehensive Plan. CPD staff will take lead on preparation of the CFP starting in 2021. Deliverable: Public hearing and recommendation to City Council.	3 Rationale: Annual process. The CFP and financial plan are approved by City Council and would reflect their priorities.	8-10 hours (3-4 meetings)	CP&D: 20-30 Other staff: 20-30	March - December	Included in base budget	Review, public hearing, and recommendation	City Staff

Title and Description	Tier/Rationale <i>(Based on 2021 GGC Direction/Council Priorities)</i>	Estimated Commission Meeting Time	Estimated Staff Commitment <i>(Direct support for Commission role)</i>	Schedule <i>(Estimated start and completion)</i>	Budget Implications	Commission Role	Source of Proposal
1.5 Zoning Map and Development Code Text Amendments Review of any privately proposed, staff-initiated, or Council-initiated amendments to the City’s development regulations: <ul style="list-style-type: none"> • Restructure land use permit types • Subdivision Code • Allow RV Parks in the UW zone district • Housing affordability outcomes from LUEC, e.g., SEPA thresholds, parking standards • Housekeeping amendments Deliverable: Public hearing and recommendation to City Council.	2, 3 Rationale: Supports small business and housing affordability related to pandemic recovery. Consistent with Council priorities.	2-4 hours per proposal	CP&D staff: 8-10 hours per proposal	To be determined; dependent on timing of proposals	Included in base budget; private applicants pay a fee.	Review, public hearing, and recommendation	City Staff/ Private Party
1.6 Zoning Code Updates – Downtown Development code amendments for implementation of the downtown strategy: <ul style="list-style-type: none"> • Downtown parking exemption boundary changes • Creative district code amendments Deliverable: Public hearing and recommendation to City Council.	3 Rationale: Supports economic recovery in downtown Olympia.	6 hours (2-3 meetings)	CP&D staff: 10-20 hours Other staff: 5-10 hours	January – September	Included in base budget	Review, public hearing, and recommendation	City Staff
1.7 Joint Plan Recommendations Review Thurston County Joint Plan for consistency with the City of Olympia’s Comprehensive Plan. Deliverable: Public hearing (joint) and recommendation to City Council/Thurston County Commissioners.	2 Rationale: Fundamental to Planning Commission role.	4-6 hours (2-3 meetings)	CP&D staff: 20-30 hours	To be determined; dependent on County’s schedule	Included in base budget	Review, public hearing, and recommendation	City/County Staff

SECTION 2: 2021 Optional Program Implementation and/or Input to Council or Staff
 As programs are developed and implemented and code amendment proposals and administrative procedures refined, staff often consults with the Commission for their input and perspective. This work is secondary to the primary committee purpose of policy recommendations and advice to the City Council. Depending on scope, there may not be sufficient staff time/resource available in 2021 to accomplish or advance these items. These items comprise approximately 15% percent of the overall commission work plan.

Title and Description	Tier/Rationale <i>(Based on 2021 GGC Direction/Council Priorities)</i>	Estimated Commission Meeting Time	Estimated Staff Commitment <i>(Direct support for Commission role)</i>	Schedule <i>(Estimated start and completion)</i>	Budget Implications	Commission Role	Source of Proposal
2.1 Subarea/Neighborhood Plan Review of Draft Subarea Plans Deliverable: Comments to staff and neighborhood work group; optional recommendation to Council.	3 Rationale: Supports neighborhood resilience consistent with Council priorities.	2 hours	CP&D staff: 4 hours	Dependent on requests from neighborhood associations.	Included in base budget	Optional advisor to staff, citizens and Council	City Staff

SECTION 3: 2021 Administrative Activities
 In addition to their role in providing input on policy and program implementation, the Commission seeks to be a well-informed and effective advisory body. The activities below are intended to improve how the commission accomplishes their work plan each year and ensure they have information and knowledge necessary to fulfill their role. These items comprise approximately 5% percent of overall commission work effort.

Title and Description	Tier/ Rationale <i>(Based on 2021 GGC Direction/Council Priorities)</i>	Estimated Commission Meeting Time	Estimated Staff Commitment <i>(Direct support for Commission role)</i>	Schedule <i>(Estimated Completion)</i>	Budget Implications	Commission Role	Source of Proposal
3.1 Organizational Retreat Annual event focused on improving Commissioner relationships and procedures, and information-sharing and discussion on topics related to the work plan. Deliverable: Recommendation to Council	1, 3 Rationale: Opportunity for team-building and identifying new work plan items that relate to pandemic response and Council priorities.	10 hours (including retreat)	8-10 hours Other staff: Variable	To be determined	Included in base budget	Led by Planning Commission	Customary practice
3.2 Coalition of Neighborhood Associations Joint meeting between the Planning Commission and the Coalition of Neighborhood Associations (CNA).	3 Rationale: Opportunity to meet with the Coalition to discuss issues, priorities, and opportunities around neighborhood resilience.	2 hours	CP&D: 4 hours	To be determined	Included in base budget	Led by Planning Commission	Planning Commission
3.3 Preparation of 2022 Work Plan Time allotted for proposing and discussing work items for the following year. Deliverable: Recommendation to Council	1, 3 Rationale: Opportunity to add new work plan items in support of the pandemic response and Council priorities.	2-4 hours (1-2 meetings)	CP&D: 6 hours	January – February	Included in base budget	Led by Planning Commission	Customary practice

SECTION 4: 2021 Informational Briefings
 In addition to their role in providing input on policy and program implementation, the Commission seeks to be a well-informed and effective advisory body. The activities below are intended to improve how the commission accomplishes their work plan each year and ensure they have information and knowledge necessary to fulfill their role. These items comprise approximately 10% percent of overall commission work effort. It is not atypical to not complete the informational briefings listed below, as they are the first items to be displaced when staff and commission time is needed for higher priority work items.

Title and Description	Estimated Commission Meeting Time	Estimated Staff Commitment <i>(Direct support for Commission role)</i>	Schedule <i>(Estimated Completion)</i>	Budget Implications	Commission Role	Source of Proposal
4.1 Economic Development Briefing Briefing on economic development opportunities and actions in the city, including discussion related to the Neighborhood Centers Plan. Ties into the update of the Economy Chapter in the Comprehensive Plan.	1 hour	CP&D: 2 hours	February – March	Included in base budget	Informational Briefing	Planning Commission
4.2 Thurston Regional Planning Council Briefing by TRPC staff regarding their role in developing plans, providing data, and administering funds to the City. Also of interest is how OPC could interact with TRPC, when appropriate, and participate in projects relevant to Olympia’s Comprehensive Plan or regional planning projects. Included in this briefing is an update on the 2021 Building Lands Report which will inform the Comprehensive Plan update.	1 hour	CP&D: 2 hours Other staff: 2 hours	To be determined	Included in base budget	Informational Briefing	Planning Commission/ City Staff

Title and Description	Estimated Commission Meeting Time	Estimated Staff Commitment (Direct support for Commission role)	Schedule (Estimated Completion)	Budget Implications	Commission Role	Source of Proposal
4.3 Comprehensive Plan Update Briefings Briefings from city staff regarding Comprehensive Plan update. Topics include: <ul style="list-style-type: none"> Laying the Groundwork – process, public participation, scope, GMA framework, etc. Housing Chapter Economy Chapter 	1 hour per topic	CP&D: 2 hours per topic	October – December	Included in base budget	Informational Briefing	City Staff
4.4 Regional Housing Action Plan Briefing regarding strategies to increase Olympia’s affordable housing units, including existing and possible tools and incentives. Ties into the update of the Housing Chapter of the Comprehensive Plan in 2022	1 hour	CP&D: 1 hour Other staff: 2 hours	To be determined	Included in base budget	Informational Briefing	Planning Commission
4.5 Priorities, Performance, and Investment (PPI) Cycle Briefing on the Community Indicator Dashboard and Action Plan, and provide input on the Commission’s role in the annual Priorities, Performance, and Investment (PPI) cycle for implementing the Comprehensive Plan.	2 hours	5-7 hours	To be determined	Included in base budget	Advisor to staff and Council	Comprehensive Plan
4.6 Martin Way Corridor Study Briefing on study regarding land use and transportation planning along the Martin Way Corridor; joint effort between Intercity Transit, Lacey, and Thurston County. Among other outcomes, the study will identify specific infrastructure improvements and opportunities for increased connectivity in the area.	2 hours	CP&D: 2 hours Other staff: 2 hours	To be determined	Included in base budget; partial funding from the Federal Surface Transportation Block Grant Program	Informational Briefing	City Staff
4.7 Downtown Strategy Briefing Briefing on implementation of the Downtown Strategy and an update on the Port of Olympia Vision 2050 planning process.	1 hour	CP&D: 2 hours Other staff: 2 hours	To be determined	Included in base budget	Informational Briefing	Planning Commission
4.8 Legislative Briefing Briefing on the 2021 Legislative session, with an emphasis on the City’s legislative agenda and outcomes with impacts on local government and priority issues for the City.	1 hour	CP&D: 2 hours Other staff: 2 hours	To be determined	Included in base budget	Informational Briefing	Planning Commission
4.9 Park Projects Briefing on major park projects and the 2022-2028 Parks, Arts, and Recreation Plan.	1 hour	CP&D: 1 hour Other staff: 2 hours	To be determined	Included in base budget	Informational Briefing	Planning Commission
4.10 West Side/Mall High Density Focus Area/Node/Development Incentives Briefing on development incentives on the Westside/Capital Mall area. Intended to follow the Commission’s work on Neighborhood Centers	1 hour	CP&D: 2 hours	To be determined	Included in base budget	Informational Briefing	City Staff