



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
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Monday, August 17, 2015

6:30 PM

Room 207

1. CALL TO ORDER

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

1.A ROLL CALL

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

Excused: 1 - Commissioner Missy Watts

OTHERS PRESENT

Community Planning and Development Director Leonard Bauer
Community Planning and Development Principal Planner Todd Stamm

2. APPROVAL OF AGENDA

The agenda was approved with postponement of item 6.C.

3. APPROVAL OF MINUTES

3.A [15-0782](#) Approval of August 3, 2015, Planning Commission Meeting Minutes

The minutes were approved as amended.

4. PUBLIC COMMENT

Joe Hanna of 815 Chambers St. SE read from a prepared statement opposing the reclassification of 9th Ave. as a neighborhood collector street. He stated his intention to petition the City for removal of the site from the designation of urban corridor and expressed concern about his perception of conflict of interest by certain parties.

Ken Rubin of 418 Wilson St. SE expressed concern about the 9th Ave. intersection with Boulevard Rd. He believes the forecasted 1900 additional auto trips generated by development of the area will create an extremely dangerous and possibly lethal situation, and further exacerbate existing traffic congestion.

Doug DeForest of Thurston Transit Oriented Development spoke in favor of the 9th

Ave. reclassification and maintaining Pacific Ave. as an urban corridor.

5. STAFF ANNOUNCEMENTS

Mr. Stamm discussed the City Council (CC) public outreach strategy for the Downtown Action Plan. He announced an open house for the three consultant finalists on August 20, 2015, from 6:00 p.m. to 8:30 p.m. He gave an update on development projects including: 1063 Capitol Way demolition permit, Olympia Coffee Roaster expansion, the North Thurston County School District project, land use approval of 321 Lofts, and CC agenda items for LOTT and veterinary clinics rezoning. He shared his intention to create a monthly report on tenant improvements.

Mr. Bauer discussed the Kaiser Harrison redevelopment project and described how CC direction has prompted additional planning projects to be completed by mid-2016.

6. BUSINESS ITEMS (see below)

- 6.A [15-0783](#) Annual Comprehensive Plan Amendments of 2015 - Commission Deliberation and Recommendation

Commissioner Parker moved, seconded by Commissioner Brown, to recommend to Council as part of the Annual Comprehensive Plan Amendments of 2015 the update of the Waste ReSources (solid waste) section of the Plan. The motion passed unanimously.

Commissioners discussed the proposed rezone of the Copper Trail property as consistent with generating compatible opportunities and venues to support more walkable communities.

Commissioner Parker moved, seconded by Commissioner Brown, to recommend to Council as part of the Annual Comprehensive Plan Amendments of 2015 an Amendment of the Future Land Use Map for a portion of the Copper Trail property bordering Capital Mall Drive concurrently with a zoning map amendment within this area. The motion passed unanimously.

Mr. Stamm explained staff is in conversation with the owners of Friendly Village (FV) with the intention to have a proposal, agreeable to both parties, by the next meeting on September 21, 2015.

Commissioner Brown moved, seconded by Commissioner Ragland, to postpone the recommendation as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan with regard to the FV area. The motion passed unanimously.

Commissioner Brown moved, seconded by Commissioner Parker, to recommend as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan with regard to the Cooper Crest area. The motion passed unanimously.

Commissioner Horn recused himself from the discussion and vote on the reclassification of 9th Ave.

Discussion:

- The problematic nature of the area without direct street access to Pacific Ave other than Boulevard Rd.
- Hearing examiner recommendation for rezone is suggested to be contingent on reclassification of 9th Ave.
- Development of an annual comprehensive plan amendment to change the boundary for the urban corridor.
- 60 foot right of way was codified in 1890 and extending the road width to 60 feet will not infringe on private property.
- Potential of increased traffic on Boulevard might inhibit, rather than support, greater density and pedestrian movement.
- ADA compliance is part of every road improvement unless conditions necessitate a variance.

Commissioner Brown moved, seconded by Vice Chair Andresen, to recommend as part of the Annual Comprehensive Plan Amendments of 2015 to Update the Transportation 2030 Maps of the Plan and reclassify 9th. Ave. as a neighborhood collector street. The motion passed with Commissioners Parker, Ragland, Andresen, Brown and Bateman voting in favor, and Commissioners Richmond and Hoppe voting against.

Commissioner Brown moved, seconded by Vice Chair Andresen, to recommend as part of the Annual Comprehensive Plan Amendments of 2015 to update the Transportation 2030 Maps of the Plan with accurate representation of other miscellaneous constructed streets. The motion passed unanimously.

Mr. Stamm outlined the process for drafting a letter to Council.

Some recommendations were recommended for approval.

6.B [15-0781](#) Commercial Design Review Expansion - Continued Deliberation and Possible Recommendation

The Commission discussed the need for more time to understand the issue and tentative scheduling to receive informational briefings regarding design regulations and review processes in general of Olympia and neighboring communities at the meeting on September 21, 2015, and at the annual retreat on September 26, 2015.

Commissioner Brown moved, seconded by Commissioner Parker, to postpone the recommendation revising the policy describing the scope of 'design review' until the meeting on October 5, 2015.

Commissioner Horn moved to amend the motion for postponement until the meeting on November 2, 2015.

The motion passed unanimously.

The recommendation was discussed and continued to the November 2, 2015 Planning Commission meeting under File 15-1039.

6.C [15-0780](#) Housing in Olympia - A Background Briefing

The information briefing was postponed.

7. REPORTS

Commissioner Ragland attended the Arts Commission meeting and gave a report.

Commissioner Parker discussed his concerns regarding information contained in the Capital Facilities Plan provided by the Olympia School District. Past reports have been insufficient and incomplete, hindering a thorough analysis by the Commission.

Commissioner Horn attended the Parks, Arts and Recreation meeting, and the Coalition of Neighborhood Association meeting, and gave a report.

Commissioner Richmond attended the Capital Facilities Plan meeting and gave no report.

Commissioner Bateman gave a report on the PC Finance Subcommittee meeting.

8. ADJOURNMENT

The meeting adjourned at 9:04 p.m.