



# City of Olympia

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Contact: Amy Buckler  
360.570.5847

## Meeting Minutes Planning Commission

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Thursday, September 12, 2013

6:30 PM

Room 207

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### Finance Subcommittee

#### 1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

#### 1.A ROLL CALL

Present: Chair Roger Horn, Commissioner Jerry Parker, Commissioner Kim Andresen, Commissioner Carole Richmond, Commissioner Darrell Hoppe and Staff Liaison Amy Buckler

#### 2. APPROVAL OF AGENDA

The agenda was approved.

#### 3. APPROVAL OF MINUTES

[13-0671](#) Approval of August 21, 2013 Planning Commission Finance Subcommittee Meeting Minutes

**Commissioner Parker moved, seconded by Commissioner Andresen, to approve the minutes as amended. The motion passed.**

[13-0673](#) Approval of August 9, 2013 Planning Commission Finance Subcommittee Meeting Minutes

**Commissioner Parker moved, seconded by Commissioner Andresen, to approve the minutes as amended. The motion passed.**

[13-0641](#) Approval of July 31, 2013 Olympia Planning Commission Meeting Minutes

**Commissioner Parker moved, seconded by Commissioner Andresen, to approve the minutes as amended. The motion passed.**

#### 4. PUBLIC COMMENT - None

#### 5. ANNOUNCEMENTS - None

## 6. BUSINESS ITEMS

### [13-0720](#) Review of Draft 2014-2019 Capital Facilities Plan (CFP)

Chair Horn noted the Commission may need more time to make changes to the Capital Facilities Plan (CFP) goals and policies. The Commission may want to consider establishing more specific priorities for capital facilities policies; thus, it is important to be transparent and allow the public to weigh in, so this should probably be a work item for next year. The Commissioners agreed that the appropriate document to drive the CFP is the goal and policy element, not the Long-Term Financial Strategy.

#### **Maintenance Funding**

The Subcommittee reviewed the portion of the draft letter regarding maintenance and made some editorial changes.

City Manager Steve Hall provided information to Chair Horn today that \$5 million is the annual amount needed to keep street condition ratings from declining over the next 20 years. The City sets the standards and evaluates its own street conditions.

#### **Out-Year Funding**

The Subcommittee reviewed the portion of the draft letter regarding out-year funding, and made some editorial changes. After discussion, the Subcommittee decided to include a recommendation that the CFP include a more detailed financial projection for the second year. This would help determine whether the projected funding for that year is realistic and set more realistic expectations with the public. Right now everything after the first year feels like a 'wish list.'

#### **Parks**

The Subcommittee reviewed the portion of the draft letter regarding parks, and made some editorial changes. The Subcommittee discussed the overall cost of Percival Landing Phase 2, and questioned why the City is spending money on design while redevelopment is unfunded in all out-years. Commissioner Richmond may call David Hanna from the Parks department to find out more information and revise her section of the letter.

#### **Transportation**

The Subcommittee reviewed the portion of the draft letter regarding transportation, and made some editorial changes. Commissioner Parker will call Randy Wesselman from Public Works Transportation in regard to whether the City can use impact fees to fund new bike and pedestrian facilities.

The Subcommittee discussed a concern about the high costs of providing stormwater facilities in conjunction with transportation projects. It is possible to build swales next to bike lanes to capture storm water onsite; this could reduce the cost of installing bike lanes, and is something the City should potentially look into. The point was made that

under the Washington and City stormwater manual, private development is required to infiltrate stormwater onsite.

The Subcommittee discussed the relationship between the City's land use goals and the Boulevard Road and West Olympia access projects. There is a concern these are not aligned with the City's goals to create a more compact city. Associate Planner Amy Buckler described how the City's land use goals include that all land within the City should be developed to urban densities; in most cases that would mean a minimum density range of 4-8 units per acre.

Ms. Buckler explained there are large greenfields in southeast Olympia that will eventually be developed; one - Bentrige - has an approved master plan, and the adjacent site (formally known as Trillium) was recently rezoned by the City for 4-8 units per acre. Although the rezone is in appeal and the decision is uncertain, these densities are built into the population projections for the southeast area of Olympia. Transportation impact fees collected by the City are intended to pay for facilities needed to serve new development; providing infrastructure and services concurrent with new development is required under the Growth Management Act. Impact fees cannot be used for stand-alone bike and pedestrian facilities.

Commissioner Andresen left for another commitment at 8:34 p.m.

#### **General Capital Facilities**

The Subcommittee reviewed the portion of the draft letter regarding general capital facilities, and made no changes.

#### **Utilities**

The Subcommittee reviewed the portion of the draft letter regarding utilities, and made no changes. There was a discussion about aquatic habitat restoration.

#### **Olympia School District**

The Subcommittee reviewed the portion of the draft letter regarding the school district's CFP, and made no changes.

Ms. Buckler explained she spoke to Jennifer Priddy from the Olympia School District, who responded to the Commission's comments. The City's parking requirements drive the number of parking spaces provided by the schools.

Chair Horn will incorporate the changes to the final draft of the letter and provide it to Ms. Buckler by next Tuesday.

**The report was received.**

## **7. ADJOURNMENT**

The meeting was adjourned at 9:22 p.m.