



# City of Olympia

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Information: 360.753.8447

## Meeting Minutes City Council

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**Tuesday, January 28, 2014**

**7:00 PM**

**Council Chambers**

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### 1. ROLL CALL

**Present:** 6 - Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones, Councilmember Jim Cooper, Councilmember Julie Hankins, Councilmember Steve Langer and Councilmember Cheryl Selby

**Excused:** 1 - Councilmember Jeannine Roe

### 1.A ANNOUNCEMENTS - None

### 1.B APPROVAL OF AGENDA

**Councilmember Selby moved, seconded by Mayor Pro Tem Jones, to approve the agenda. The motion carried by the following vote:**

**Aye:** 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Selby

**Excused:** 1 - Councilmember Roe

### 2. SPECIAL RECOGNITION - None

### 3. PUBLIC COMMUNICATION

Mr. Jim Reeves discussed the potential for a future disaster in Washington.

Mr. James Wellings, 1107 Boulevard Rd, spoke about homeless people, mental issues many are dealing with, and how funding is running out for organizations that help the homeless.

Mr. Robert Bitner, Quixote Village resident, thanked the Council for assistance in creating the village and invited them to a February 9 housewarming and dedication from 1:00 - 5:00 p.m.

Mr. Chris van Daalen, 3203 Lorne St SE, invited the Council to the next Sustainability Symposium on February 13 from 12:00 p.m. - 4:30 p.m. at Thurston County Public Health & Social Services.

### **COUNCIL RESPONSE TO PUBLIC COMMUNICATION (Optional)**

Mayor Buxbaum thanked speakers for providing comments.

#### 4. CONSENT CALENDAR

- 4.A [14-0088](#) Approval of January 21, 2014 City Council Meeting Minutes

**The minutes were adopted.**

- 4.B [14-0089](#) Bills and Payroll Certification

Payroll check numbers 86552, 86557, 86578, 86652-86655, 86677-86678, 86683-86684, 86698-86701, 86725 and Direct Deposit transmissions: Total: \$9,674,959.76; Claim check numbers 341627 through 342321: Total: \$4,218,367.01.

**The decision was adopted.**

- 4.C [14-0026](#) Approval of Interlocal Agreement with South Puget Sound Community College for Pedestrian Crossing Improvements

Mayor Buxbaum noted collaboration of staff, the College, and City of Tumwater to bring this forward. He acknowledged Dean of Capital Facilities Penny Koal in the audience and invited her to the podium for a few comments. Ms. Koal thanked the Council for the improvements and positive partnership. Councilmember Langer and Mayor Pro Tem Jones added positive comments regarding this project.

**The contract was adopted.**

- 4.D [14-0061](#) Approval of Interlocal Agreement with the LOTT Clean Water Alliance for Joint Wastewater Flow Reduction and Water Conservation Projects

**The contract was adopted.**

#### Approval of the Consent Agenda

**Councilmember Hankins moved, seconded by Councilmember Langer, to adopt the Consent Calendar. The motion carried by the following vote:**

**Aye:** 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Selby

**Excused:** 1 - Councilmember Roe

**SECOND READINGS - None**

**FIRST READINGS - None**

#### 5. PUBLIC HEARING - None

## 6. OTHER BUSINESS

### 6.A [14-0078](#) Consideration of Briggs Village Master Plan Amendment - Hearing Examiner and Design Review Board Recommendations

Mayor Buxbaum asked Councilmembers if they have a property or financial interest that would be affected by denying or approving the requested action tonight, whether they've had ex-parte communications, and whether they could hear the recommendation and take action fairly. No Councilmembers disclosed any issues regarding the appearance of fairness in this matter. Nor did anyone in the audience.

Mayor Buxbaum outlined, and the Council agreed, with the process for hearing this item. City Attorney Tom Morrill explained this is a closed record process and said any questions or clarification are also limited to the record.

Community Planning & Development (CP&D) Principal Planner Steve Friddle introduced Makers Architect Consultant Bob Bengford to kick off the presentation. Mr. Bengford highlighted the Design Review Board's review of the Briggs Village Master Plan amendment.

Mr. Friddle reviewed a summary of the Hearing Examiner recommendation and noted the Hearing Examiner recommends approval of the proposed amendment with conditions as noted in the record.

Phillips Burgess Attorney Heather Burgess noted her time, on behalf of the applicant, will be divided among three speakers.

Amoroso Companies President Joe Amoroso, applicant, provided a brief history of the intent and development progress in Briggs Village beginning in 2004 up until the recession. Thomas Architecture Studio Architect Ron Thomas, applicant architect, gave a brief presentation comparing the original and new amended site plan for Briggs Village. SCJ Alliance Engineer Jean Carr, applicant engineer, reviewed the numbers for residential density and commercial square footage modifications proposed in the amendment to reflect the current market. Ms. Burgess closed by noting this is the first urban village in Olympia and also the first amendment for the Council to hear. She pointed out the previous extensive review of the proposed amendment and urged the Council to adopt the Design Review Board and Hearing Examiner recommendations.

Ms. Holly Gadbow, 1625 Sylvester St SW, spoke in support of the Hearing Examiner's recommendation for amending the Briggs Village master plan. She voiced concern about window designs for residential units and said she would prefer similar standards to commercial windows. Mayor Pro Tem Jones asked, and Ms. Gadbow responded, about appropriate ratios between residential units supporting commercial areas.

Ms. Jeanette Dickison, 2420 Walnut Rd NW, spoke in support of the proposed master plan amendment. Mayor Pro Tem Jones asked, and Ms. Dickison responded, about

the 1994 Council's intent and available data at the time, in creating the ordinance for urban villages.

Chamber of Commerce Executive Director David Schaffert read comments in support of the Hearing Examiner's recommendation for approving the Briggs Village master plan amendment.

Economic Development Council Executive Director Michael Cade, 3526 Holiday Dr, spoke in support of the applicant's proposal and Hearing Examiner's recommendation to approve the Briggs Village master plan amendment.

Mr. Bob Jacobs, 720 Governor Stevens Ave, said creating long-term plans based on short-term conditions is not good planning. He spoke in opposition to the Hearing Examiner recommendation to approve the Briggs Village master plan amendment and asked the Council to reject it.

Thurston Regional Planning Council Senior Planner Kathy McCormick discussed the density question and noted the research in the record supporting the amendment was not limited to recession era conditions.

Ms. Burgess responded to earlier testimony and noted the original urban village was approved with the maximum commercial square footage. She indicated Olympia Municipal Code (OMC) 18.05 Table 5.02 only shows a maximum, not a minimum, square footage for the urban village. In the absence of a guideline in the code, the applicant turned to experts about what the market was capable of bearing in the urban village setting.

Council Discussion:

- Interested in the connection with the Comprehensive Plan regarding maximum office space, practicalities of what works now versus what worked then, and a flexibility of categories.
- Plans for the community can't be static; they must be flexible. Is it more or less likely that the urban village will be built if this amendment is passed?
- Are the recommendations consistent with plans? Are we comfortable with the Hearing Examiner recommendation in recognizing that the applicant's amendment meets the plan?
- Comprehensive Plan LU 10.6 references market conditions as one of the factors.
- The Internet is changing the footprint for businesses; development plans need to adapt to the changing conditions of the world.

Mr. Morrill clarified the Council has two recommendations; one to accept the Hearing Examiner's recommendation, and one to accept the Design Review Board's recommendation. The Council agreed to make separate motions for each of the recommendations.

**Mayor Pro Tem Jones moved, seconded by Councilmember Selby, to accept the Hearing Examiner's recommendation regarding the Briggs Village master plan amendment. The motion carried with the following vote:**

**Aye:** 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Selby

**Excused:** 1 - Councilmember Roe

Mr. Morrill confirmed that in accepting the Hearing Examiner's recommendations, the Council's intent is to accept all of the findings and conclusions that were included in the Hearing Examiner's recommendation. The Council agreed that was the intent, with the exception of clarifying the issue regarding the YMCA connection.

Mayor Buxbaum clarified there are two parts to the Design Review Board's recommendations. One is specific to the Design Review Board's recommendations for the Briggs Village development, which will be acted upon tonight. The other is a request for future consideration by the Council of process and policy questions related to design review guidelines.

**Councilmember Langer moved, seconded by Councilmember Hankins, to accept the Design Review Board's recommendations for the Briggs Village Master Plan amendment. The motion carried by the following vote:**

**Aye:** 6 - Mayor Buxbaum, Mayor Pro Tem Jones, Councilmember Cooper, Councilmember Hankins, Councilmember Langer and Councilmember Selby

**Excused:** 1 - Councilmember Roe

## **7. CONTINUED PUBLIC COMMUNICATION**

## **8. REPORTS AND REFERRALS**

### **8.A COUNCIL INTERGOVERNMENTAL/COMMITTEE REPORTS AND REFERRALS**

Councilmember Selby reported highlights from the Housing Urban Development (HUD) conference, Homeless Connect, Downtown Academy Workshop, and Adult Swim events she attended.

Councilmember Cooper announced City advisory committee member recruitment is currently underway. He noted open positions on various committees and encouraged citizens to apply by the February 5 deadline. He reported on the Health and Human Services Council (HHSC) in Councilmember Roe's absence and said the Memorandum of Understanding (MOU) between HHSC and United Way is nearly ready to come to the Council for consideration. He asked that it be added to the agenda under Other Business next week or the following week if it's too late for next week. He noted he also participated in the Homeless Census.

Mayor Pro Tem Jones reported highlights from the HUD forum sponsored by Representative Denny Heck, Homeless Connect, and the League of Women Voters

Agricultural Forum he attended. He also noted the passing of American Icon Pete Seeger and commented on positive progress for the Washington Center project.

Councilmember Langer reported highlights from the Land Use & Environment Committee meeting.

Mayor Buxbaum reported highlights from the Economic Development Council and Olympia Downtown Association meetings he attended. He commented on tourist visits to the Sand Man Tugboat at Percival Landing in 2013. He announced Adult Story Hour at the Olympia Library on February 7 and the grand re-opening of the Washington Center on February 27. He noted an upcoming work session with JBLM, either April 1 or April 8, at 5:30 to hear about base policy changes and decisions.

## **8.B CITY MANAGER'S REPORT AND REFERRALS**

City Manager Steve Hall highlighted a few of the awards given out at the Olympia Downtown Association meeting, including Person of the Year, Kevin Stormans; Business of the Year, Heritage Bank; and Volunteer of the Year, Kernie Moeller. He also reported staff is working with JBLM to see if the military may be able to help with demolition of the isthmus buildings. He said he will provide a progress report to the Council in a few weeks.

## **9. ADJOURNMENT**

The meeting adjourned at 10:10 p.m.