



City of Olympia

City Hall
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Olympia, WA 98501

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Meeting Minutes Land Use & Environment Committee

Thursday, October 24, 2013

5:30 PM

Council Chambers

1. ROLL CALL

Present: 3 - Chair Steve Langer, Committee Member Julie Hankins and Committee Member Jeannine Roe

OTHERS PRESENT

Staff Present:

Director Keith Stahley, Deputy Director Leonard Bauer, City Manager Steve Hall, Assistant City Manager Jay Burney, Associate Planner Stacey Ray

Others Present:

Olympia Coalition of Neighborhood Associations (CNA) Chair Bob Jones and Vice Chair Phil Schulte
Planning Commission Chair Jerome Parker, Vice Chair Judy Bardin, Commissioners Roger Horn and Carole Richmond

2. CALL TO ORDER

Chair Langer called the meeting to order at 5:33 p.m.

3. APPROVAL OF MINUTES

- 3.A [13-0888](#) Approval of September 26, 2013 Land Use and Environment Committee Meeting Minutes

The minutes were approved.

4. COMMITTEE BUSINESS

- 4.A [13-0846](#) Subarea Planning

Mr. Bauer discussed work on the implementation strategy for the neighborhood/subarea planning and suggested the strategy be accepted as a guide for the pilot subarea planning process.

Mr. Jones discussed neighborhood association involvement and Coalition of

Neighborhood Association (CNA) meetings.

Mr. Schulte discussed the action plan given to the Planning Commission a year ago. He said the implementation strategy is comprehensive and should entail a 2-year timeline. Public process will be integrated into the second half and it is crucially important not to short-cut the public process.

Discussion Included:

- Budget issues - no resources for this and most people are working. The advice given by neighborhood association is to hire a consultant.
- Approach the process with no preconceived notions and ensuring a citizen driven process that includes voices not normally heard from.
- Discussions must be inclusive.
- Kick off meetings to get the public interested and engaged.
- Work with the City and advisory committees.
- How neighborhood associations will be in communication with advisory committees.
- Request that the City be in touch with the committees and keep the Coalition informed.
- The Planning Commission will be involved with the neighborhood groups and will connect everything back to the Comprehensive Plan.
- Concern that the 2-year process is too long to keep residents engaged.
- It's critical to get the wider community involved, rather than only those residents who typically get involved.
- The subarea planning process empowers the Comprehensive Plan (CP) and must implement the CP ensuring consistency.
- The 2-year timeline seems realistic.
- Suggestion to have neighborhood associations canvas neighborhoods.
- Staff should check for compliance.
- Residents must communicate what they want to the City.
- Council must determine budgetary priorities and tensions will need to be worked out.
- Neighborhoods could be briefed by staff and this would contribute to a well-informed public.

The Committee moved to recommend acceptance of the implementation strategy for neighborhood/subarea planning to the City Council. The motion passed unanimously.

4.B [13-0841](#) Comprehensive Plan Implementation Strategy (“Action Plan”)

Mr. Bauer gave a presentation on the annual baseline CP&D planning program. Ms. Ray talked about the Imagine Olympia implementation strategy. Staff distributed a Comprehensive Plan update outlining how action in the Comprehensive Plan was

achieved. Prior guidance from the Land Use & Environment Committee was presented. That feedback has led to a strategy for implementation. An example of a possible scenario using the value of environmental stewardship was mapped out and a handout was provided.

Discussion Included:

- Public contact and integration of feedback.
- Subarea planning as target aspect using short- and long-term prospects.
- Olyspeaks.
- Tools for implementing the plan.
- Neighborhood conversations.

The discussion was completed.

4.C [13-0858](#) Low Barrier Shelters Zoning and Development Regulations

Mr. Bauer spoke about the homeless system in Olympia and provided an overview on requirements for selected cities. He noted there is considerable variance and not many examples because few cities address the issue.

Discussion Included:

- Why cities and counties do not have regulations.
- Tacoma and Vancouver with the most specific criteria.
- More information on Tacoma.
- Saturation of areas.
- Pros and cons of defining codes.
- Integrated homeless service system.
- Initial robust public involvement much earlier to mitigate surprise.
- Gap analysis.
- Renaming the shelter “enhanced services”.
- High density of group homes developing in the Eastside neighborhood.
- R6 and R4 zoning can both exist on the same street.
- Gaps in municipal codes that do not distinguish between categories of homes.
- New definitions of men’s group homes.
- More certainty for shelter organizers.
- Further discussion will occur after staff provides more information on other city regulations.
- Reaching consensus with accurate vocabulary.
- Impact of regulations on services provided.

The discussion was completed.

4.D [13-0889](#) Land Use Committee Status Reports and Updates (Alcohol Impact

Area, Downtown Project II and Downtown Project III)

Report highlights included:

- Report submitted to the Alcohol Review Board
- Downtown project 3
- Clean Team staffing
- Mural projects for Arts Walk
- Expansion of walking patrol
- LED bulb replacement benefits
- Downtown branding
- Marketing and coordination
- Bench project
- Crime Prevention Through Environmental Design (CPTED)
- Ambassador Program

The reports were received.

5. ADJOURNMENT

The meeting was adjourned at 8:07 p.m.